

## \$499,900 - 4613 164 Avenue, Edmonton

MLS® #E4440330

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,557 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Move-in ready 4 bed, 3.5 bath home on a spacious lot in family-friendly Brintnell! Bright and inviting with warm earth tones and natural light throughout. The main floor features a cozy living area, dining space, 2-pc bath, laundry, and a functional kitchen with white cabinets, SS appliances, tile backsplash & corner pantry. Upstairs has 3 bedrooms, a 4-pc bath, the primary suite with walk-in closet & ensuite. The fully finished basement includes a 4th bedroom, full bath, and a rec room with gas fireplace. Enjoy the large backyard with vinyl fencing, a huge deck with 2 gas linesâ€”perfect for entertaining. Recent updates: new carpet, vinyl & laminate flooring, fresh paint, new roof, and newer hot water tank. Extras included: Hunter Douglas blinds, central vacuum system & pre-wired Ethernet. Close to schools, parks & all types of amenities with easy access to Anthony Henday, LRT & Manning Drive.

Built in 2006

### Essential Information

MLS® #	E4440330
Price	\$499,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,557
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4613 164 Avenue
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0A5

### **Amenities**

Amenities	Deck, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 4th, 2025  
Days on Market      12  
Zoning                Zone 03

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