

## \$469,000 - 4503 163 Avenue, Edmonton

MLS® #E4444511

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,451 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Welcome Home! To the desirable community of Brintnell offering a family-friendly atmosphere with nearby green spaces, and easy access to amenities. Step into this inviting open-concept space, where the kitchen, dining, and living areas seamlessly blend together to create the perfect setting for both relaxation and entertaining. The living area is anchored by a cozy natural gas fireplace, offering warmth and ambiance, while large windows provide a stunning view of the expansive backyard—ideal for outdoor gatherings or peaceful retreats. A convenient half bath adds to the functionality of this well-designed main floor. Upstairs, you'll find three spacious bedrooms, each offering ample closet space and plenty of natural light. The primary suite is a true retreat, featuring a luxurious ensuite with a large soaking tub, a separate shower, and a walk-in closet that's sure to impress. Don't miss this great opportunity!!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444511  |
| Price      | \$469,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,451                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4503 163 Avenue |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3M6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Natural Gas  |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplaces        | Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Shopping Nearby    |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed June 26th, 2025

Days on Market 12

Zoning Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 8th, 2025 at 3:32am MDT