

## \$399,900 - 3906 161 Avenue, Edmonton

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MLS® #E4458449

**\$399,900**

3 Bedroom, 1.50 Bathroom, 1,241 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

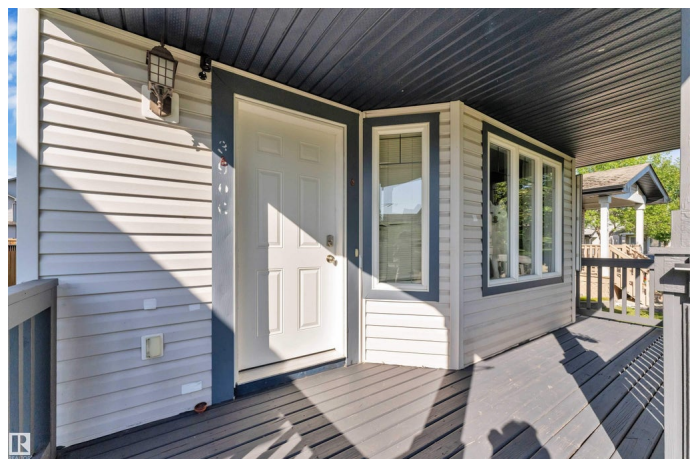
Possible Side Entrance!! Welcome to this charming and affordable SINGLE-FAMILY home nestled in the community of BRINTNELL. This freshly painted home offers stylish and modern finishes with laminate flooring and New lights throughout. The Bright and inviting living room features a large front window and a cozy gas fireplace, perfect for relaxing evenings. The kitchen provides ample cabinet space and a pantry for extra storage, seamlessly connected to the Dining Area, Half Bath and a convenient mudroom with main floor laundry. Upstairs, the Primary bedroom includes a walk-in closet, accompanied by Two Additional bedrooms and a Full bathroom. The unfinished basement offers great potential for future development, whether for added living space, a bedroom, or storage. Outside, enjoy a FULLY fenced backyard and a 20'x20' concrete parking pad. Ideally located near schools, shopping, transit, and quick access to Anthony Henday Drive, this home is a perfect choice for first-time buyers or growing families.

Built in 2006

### Essential Information

MLS® # E4458449

Price \$399,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,241
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3906 161 Avenue
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3J8

### **Amenities**

Amenities	Deck, Detectors Smoke
Parking	Parking Pad Cement/Paved

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            September 17th, 2025  
Days on Market      2  
Zoning                Zone 03

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