

## \$545,000 - 4113 157a Avenue, Edmonton

MLS® #E4427869

**\$545,000**

4 Bedroom, 3.50 Bathroom, 2,218 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

2,200 Sq. Ft. in Brintnell â€“ WALKOUT BASEMENT & PRIME LOCATION! Welcome to this 3+1 bedroom, 3.5 bath 2-story home located just 1/2 block to the park. Offering a fantastic blend of space, functionality & convenience. Main floor features a large living room & cozy gas fireplace, kitchen packed with tons of cabinets, corner pantry & eating bar â€“ perfect for entertaining. Access to a deck is ideal for BBQing. Formal dining room offers versatility & can easily function as a flex space for an office/den. Upstairs, you'll find an O/S bonus room, along with 2 more bedrooms + a full bath. The walkout basement is a bonus in itself, with living & office area, a 4th bedroom & another full bath. Step outside to a rear patio & enjoy the fenced yard, complete with an enclosed garden bed area for all your gardening needs. This home is ready for your personal touch, with a little updating needed (flooring & shingles), but offers plenty of room to grow. Brand new sump pump. 5 min to Henday & all amenities on Manning Dr.

Built in 2005

### Essential Information

MLS® # E4427869

Price \$545,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,218                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4113 157a Avenue |
| Area        | Edmonton         |
| Subdivision | Brintnell        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 0A4          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Walkout Basement |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Slab   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 34               |
| Zoning         | Zone 03          |

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Listing information last updated on April 30th, 2025 at 4:02pm MDT