

## \$479,900 - 16211 49 Street, Edmonton

MLS® #E4437935

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,735 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Well maintained 1735 sqft in Brintnell on a regular lot. Entering you are greeted by the stunning kitchen with dark cabinets to the ceiling, corner pantry, beautiful granite counters and back splash, large central island and S/S appliances. The kitchen opens directly to the dining room, and living room with wood accent wall and gas fireplace. There is also a large patio door to lead out to the east facing back yard with large wooden deck to soak up the summer sun. Upstairs you find a huge bonus room with a wall of windows and second gas fireplace. The master bedroom is large enough for a king bed, and has a walk in closet and en suite with separate corner soaker tub. Completing the upstairs there are 2 more bedrooms and a full 4 pc bath. The basement is unfinished and ready for your personal touches. The home is completed with a HEATED DOUBLE GARAGE for the cold winters and CENTRAL AIR CONDITIONING for the hot summers. A must see home!

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4437935  |
| Price     | \$479,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,735                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16211 49 Street |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3H5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

### Exterior

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

**Additional Information**

Date Listed            May 22nd, 2025  
Days on Market      26  
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 June 17th, 2025 at 3:17am MDT