

## \$399,900 - 4747 156 Avenue, Edmonton

MLS® #E4441472

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,317 sqft

Single Family on 0.00 Acres

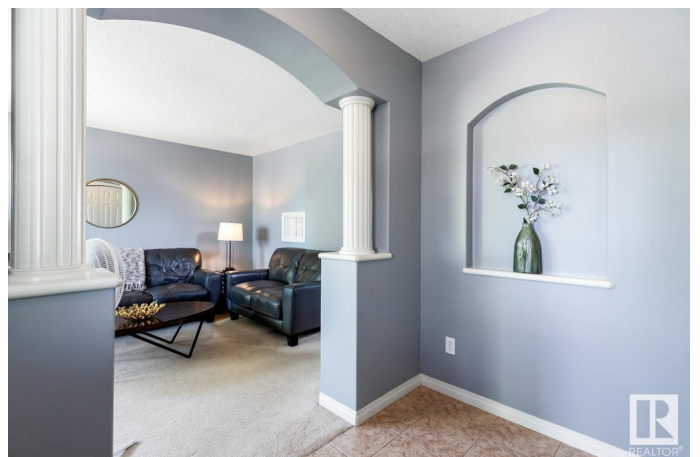
Brintnell, Edmonton, AB

This charming 2 story features 3 bedrooms, 2.5 baths, DOUBLE garage & NEW FURNACE. You are welcomed into a spacious entry that opens to a family sized living room filled with natural light. The kitchen offers plenty of cabinets, stainless steel appliances, pantry & island that looks over the dining area. Mudroom & guest bath complements the functional layout. Moving upstairs you will LOVE the king sized primary suite with dual closets & 4pc ensuite. 2 more bedrooms are both generous in size & 4pc bath complete the upper level. The basement offers a great space for future development. ENJOY the fenced & landscaped SOUTH yard & access to the double garage. Awesome location, just steps away from parks, shopping and transit, plus easy access to Anthony Henday. This is the perfect place to call home.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441472  |
| Price          | \$399,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,317     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2007                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4747 156 Avenue |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0B6         |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Patio, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached            |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                    |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 10th, 2025 |
|-------------|-----------------|

Days on Market 6

Zoning Zone 03

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Listing information last updated on June 16th, 2025 at 6:47pm MDT