

\$570,000 - 3719 163 Avenue, Edmonton

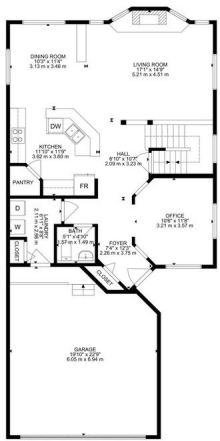
MLS® #E4452664

\$570,000

4 Bedroom, 3.50 Bathroom, 1,808 sqft
Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Let the Sun Shine In! Welcome to the perfect family home in Edmonton’s premiere Northside community, Brintnell. With 4 bedrooms and 4 bathrooms, this home delivers the space, comfort, and versatility a family needs to live, work, and play. Perfectly set on a corner lot, it features an open concept layout and a soaring open-to-above living room filled with natural light from south facing windows and a cozy natural gas fireplace. The main floor includes a private den for a home office, convenient laundry, and a kitchen with a breakfast bar ideal for busy mornings or casual gatherings. Upstairs, the primary suite is a true retreat with a jet soaker tub, walk-in shower, and walk-in closet, plus two additional bedrooms and a full bath. The finished basement offers a large rec room, extra bedroom, and full bath, perfect for guests or a home gym. Enjoy central A/C, a landscaped yard with composite decking and garden boxes. Located close to the Anthony Henday, parks, schools, and shopping!



MAIN LEVEL: 1800 SQ FT, 167 M² UPPER LEVEL: 1000 SQ FT, 93 M² BASEMENT: 1000 SQ FT, 93 M² EXCLUDED AREA: GARAGE 1000 SQ FT, 93 M² TOTAL: 3700 SQ FT, 343 M² SIZE AND CONSIDERATIONS ARE APPROXIMATE, ACTUAL MAY VARY

Built in 2009

Essential Information

MLS® #	E4452664
Price	\$570,000
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,808
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3719 163 Avenue
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H9

Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 13th, 2025
Days on Market	9
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 August 22nd, 2025 at 4:02am MDT