

Courtesy Of Nicole R Mackoway Of RE/MAX River City

\$449,900 - 4704 156 Avenue, Edmonton

MLS® #E4430165

\$449,900

4 Bedroom, 3.50 Bathroom, 1,452 sqft
Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Welcome to this charming 1452 sq ft two-story gem in the heart of Brintnell! Bursting with natural light, this sunny and inviting home offers 3 spacious bedrooms upstairs, including a lovely primary suite complete with a 4-piece ensuite and a generous walk-in closet. The main level also boasts all newer appliances, making daily living a breeze. Major updates include a brand-new roof (2024), updated bathrooms and laundry, hot water tank (2019), new sump (2022) and a double garage built in 2019. The new fully finished basement with separate entrance adds incredible versatility with 9 ft ceilings, a second kitchen, cozy living room, bedroom, and bathroom—ideal for an in-law suite, guests, or extra living space. With its thoughtful layout, charming curb appeal, and warm, welcoming vibe, this home is full of character and perfect for growing families or multigenerational living. Located in a vibrant neighbourhood close to schools, parks, and amenities—this beauty is truly ready to welcome you home!

Built in 2006

Essential Information

| | |
|----------|-----------|
| MLS® # | E4430165 |
| Price | \$449,900 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,452 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4704 156 Avenue |
| Area | Edmonton |
| Subdivision | Brintnell |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 3L9 |

Amenities

| | |
|-----------|---|
| Amenities | Front Porch, Guest Suite, No Smoking Home, 9 ft. Basement Ceiling |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Oven-Microwave, Storage Shed, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | See Remarks |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|-------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Corner Lot, Fenced |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 9 |
| Zoning | Zone 03 |

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Listing information last updated on April 19th, 2025 at 7:17am MDT