

## \$469,000 - 4503 163 Avenue, Edmonton

MLS® #E4444511

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,451 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Welcome Home! To the desirable community of Britnell offering a family-friendly atmosphere with nearby green spaces, and easy access to amenities. Step into this inviting open-concept space, where the kitchen, dining, and living areas seamlessly blend together to create the perfect setting for both relaxation and entertaining. The living area is anchored by a cozy natural gas fireplace, offering warmth and ambiance, while large windows provide a stunning view of the expansive backyard—ideal for outdoor gatherings or peaceful retreats. A convenient half bath adds to the functionality of this well-designed main floor. Upstairs, you'll find three spacious bedrooms, each offering ample closet space and plenty of natural light. The primary suite is a true retreat, featuring a luxurious ensuite with a large soaking tub, a separate shower, and a walk-in closet that's sure to impress. Don't miss this great opportunity!!

Built in 2006

### Essential Information

MLS® #	E4444511
Price	\$469,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,451
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4503 163 Avenue
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3M6

### **Amenities**

Amenities	Hot Water Natural Gas
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed June 26th, 2025

Days on Market 3

Zoning Zone 03

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