# \$425,000 - 15519 45 Street, Edmonton

MLS® #E4428860

## \$425.000

3 Bedroom, 2.50 Bathroom, 1,396 sqft Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Your ideal family home in the heart of Brintnell. This charming 3-bedroom 2.5-bathroom 2-storey offers a fully finished basement, double detached garage, and a spacious backyard complete with a large deck, vinyl privacy fencing, and a gazebo frame for outdoor enjoyment. Inside, you'II find a refreshed kitchen with refinished cabinets and stainless steel appliances, slate tile floors, and connected living and dining areas filled with natural light. Upstairs features three generously sized bedrooms, including a primary with a walk-in closet, plus a full bathroom. Newly finished full basement adds even more space with a media area, wet bar and full bathroom. Recent updates include paint and carpets in 2022, furnace in 2020, and updated flooring throughout. Located in a family-friendly neighbourhood close to parks, a spray park, schools, shopping and transit, this home is move-in ready and ideal for families, first-time buyers, or investors.



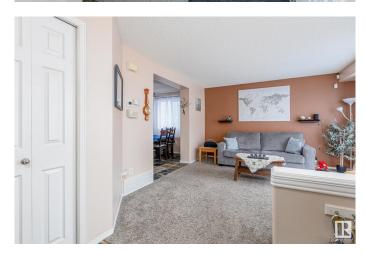
# **Essential Information**

MLS® # E4428860 Price \$425,000

Bedrooms 3
Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 1,396 Acres 0.00 Year Built 2004

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 15519 45 Street

Area Edmonton
Subdivision Brintnell
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 3G8

## **Amenities**

Amenities Closet Organizers, Deck, Gazebo, Wet Bar

Parking Spaces 2

Parking Double Garage Detached, Heated, Over Sized

#### Interior

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System

Attachments, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Freestanding

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Park/Reserve, Public Transportation, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Delwood School
Middle Balwin School

High M.E. LaZerte School

#### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 2

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 April 4th, 2025 at 11:02pm MDT