

## \$455,000 - 4652 156 Avenue, Edmonton

MLS® #E4435892

**\$455,000**

3 Bedroom, 2.50 Bathroom, 1,776 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Welcome to your future home in beloved Brintnell! This 1776sqft, 3 bedroom, 2-storey is designed with an open-concept floorplan. The main living room features rich, mahogany toned hardwood flooring, expansive windows for natural light, & a cozy gas fireplace. Your kitchen has a functional corner pantry, quality cabinetry, & an eat up island. The upper level includes a fabulous sized bonus room with elegant double doors opening to a French style balcony, a great place to serenely, sip your morning coffee. Your primary suite includes a fantastic ensuite plus a huge walk in closet. Head down to the open, unfinished basement with 3 windows leaving you optimal options for creating your own preferred layout & finishing touches. Lastly enjoy the significant sized backyard, that would still be easy to maintain, perfect for relaxing or kicking around a soccer ball. This home is ready for a wonderful new family to come in & create beautiful memories together. Located by great schools & all the amenities of Manning.

Built in 2005

### Essential Information

MLS® # E4435892

Price \$455,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,776
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4652 156 Avenue
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3L9

### Amenities

Amenities	Deck, Detectors Smoke, Vinyl Windows
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	1
Zoning	Zone 03

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