\$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.



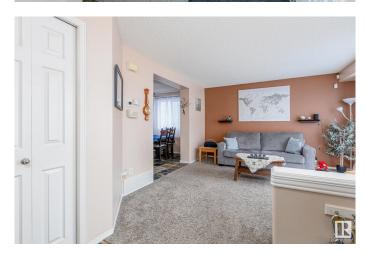
Essential Information

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 27

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 30th, 2025 at 6:17pm MDT