

## \$465,000 - 3636 166 Avenue, Edmonton

MLS® #E4436153

**\$465,000**

3 Bedroom, 2.50 Bathroom, 1,877 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Discover refined living in this 3 bed, 2.5 bath two-storey home in desirable Brintnell. Spanning 1,877 sq ft, the open-concept main floor is bathed in natural light, featuring a bright living room with large windows and an elegant tile-surround gas fireplace. The kitchen boasts abundant cabinetry, a corner pantry, stainless steel appliances, and a large island with seatingâ€”perfect for entertaining. Upstairs, unwind in the spacious family room or retreat to the serene primary suite with a 4-piece ensuite. The private, fenced backyard with deck transforms into a stunning oasis each spring and summer. Imagine relaxing amidst blooming roses and a variety of flowers in your private retreat. The double attached garage was raised to fit an oversize vehicle. This property is brimming with potential and is waiting for your personal touch. It needs some TLC, including new flooring and paint, along with a few other repairs. With a little investment, this house can become your dream home. Don't miss the opportunity!

Built in 2012

### Essential Information

MLS® # E4436153

Price \$465,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,877
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3636 166 Avenue
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0N8

### Amenities

Amenities	Air Conditioner
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	No Back Lane, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	5
Zoning	Zone 03

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