

## \$409,000 - 359 Brintnell Boulevard, Edmonton

MLS® #E4450362

**\$409,000**

4 Bedroom, 2.00 Bathroom, 1,021 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

4 BEDROOM FULLY FINISHED HOME in the quiet and convenient BRINTNELL neighborhood! Including a huge 2 level deck, fully fenced back yard, and insulated DOUBLE CAR GARAGE! Great starter home with a very efficient layout, including a spacious front entryway, VAULTED CEILINGS on the main floor, a convenient back entryway closet, 4 large bedrooms, all with deep closets, an open concept kitchen with tons of cabinet space, and a well laid out, fully finished basement in great condition, with a drywalled ceiling, and huge bedroom windows. Other perks include low maintenance landscaping, and viny siding, plenty of storage under the large back deck, window coverings throughout, plus a newer stove and kitchen faucet. Located near a bus stop, with quick access to Manning Town Centre, and both a Sobeys & Save on Foods. You'll love the easy access to the Henday or the simplicity of your commute downtown via Fort Road. This is a great starter home in a family oriented neighborhood, a MUST SEE!

Built in 2007

### Essential Information

MLS® # E4450362

Price \$409,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,021                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 359 Brintnell Boulevard |
| Area        | Edmonton                |
| Subdivision | Brintnell               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5Y 0G6                 |

### Amenities

|           |                                                                                                                           |
|-----------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In |
| Parking   | Double Garage Detached, Insulated                                                                                         |

### Interior

|              |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                         |
| Stories      | 2                                                                                                                 |
| Has Basement | Yes                                                                                                               |
| Basement     | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                    |
| Exterior Features | Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 30th, 2025

Days on Market                2

Zoning                            Zone 03

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Listing information last updated on August 1st, 2025 at 3:02pm MDT