

Courtesy Of Steven Manchuk Of Initia Real Estate

\$389,900 - 3908 161 Avenue, Edmonton

MLS® #E4462350

\$389,900

3 Bedroom, 1.50 Bathroom, 1,259 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

This bright and beautiful two-storey home in Brintnell is bursting with charm and ready for its next lucky owner! Whether you're a first-time buyer or savvy investor, this gem offers unbeatable value in one of Edmonton's most sought-after neighborhoods. Step into a sun-soaked living room with a large south-facing window that fills the space with warmth. The open kitchen and dining area are perfect for hosting, featuring a central island, walk-in pantry, and plenty of storage. Open the back door to enjoy the spacious yard and deck—ideal for summer BBQs and backyard fun. Upstairs, you'll find three inviting bedrooms, including a generous primary suite with direct access to the main four-piece bath. The fully finished basement adds even more living space, perfect for movie nights, playtime, or a home gym, plus laundry and storage. With new shingles in 2023 and a location close to schools, shopping, Anthony Henday, and Manning Town Centre, this home is a total win. Don't miss out!

Built in 2006

Essential Information

MLS® # E4462350

Price \$389,900



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,259
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3908 161 Avenue
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3J8

Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Front/Rear Drive Access, No Garage, Parking Pad Cement/Paved

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Asphalt, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Vinyl Shingles

Construction	Wood, Asphalt, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 16th, 2025
Days on Market	4
Zoning	Zone 03

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