

Courtesy Of Wendy Hamel Of RE/MAX River City

## \$545,000 - 4113 157a Avenue, Edmonton

MLS® #E4427869

**\$545,000**

4 Bedroom, 3.50 Bathroom, 2,218 sqft  
Single Family on 0.00 Acres

Brintnell, Edmonton, AB

2,200 Sq. Ft. in Brintnell â€“ WALKOUT BASEMENT & PRIME LOCATION! Welcome to this 3+1 bedroom, 3.5 bath 2-story home located just 1/2 block to the park. Offering a fantastic blend of space, functionality & convenience. The main floor features a large living room & cozy gas fireplace, kitchen packed with tons of cabinets, corner pantry & eating bar â€“ perfect for entertaining. Access to a deck is ideal for BBQing. The formal dining room offers versatility & can easily function as a flex space for an office/den. Upstairs, you'll find an oversized bonus room, along with 2 more bedrooms + a full bath. The walkout basement is a bonus in itself, with living & office area, a 4th bedroom & another full bath. Step outside to a rear patio & enjoy the fenced yard, complete with an enclosed garden bed area for all your gardening needs. This home is ready for your personal touch, with a little updating needed (flooring & shingles), but offers plenty of room to grow. Just 5 min to Henday & all amenities on Manning Dr.

Built in 2005

### Essential Information

MLS® #	E4427869
Price	\$545,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,218
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4113 157a Avenue
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0A4

### **Amenities**

Amenities	Deck, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	8
Zoning	Zone 03

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Listing information last updated on April 4th, 2025 at 1:17pm MDT