

## \$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'll 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.

Built in 2004

### 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	25
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 28th, 2025 at 11:02am MDT