

## \$669,900 - 3711 163 Avenue, Edmonton

MLS® #E4427441

**\$669,900**

3 Bedroom, 2.50 Bathroom, 2,227 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Hitting the market for the first time in 16 years, this remarkable custom-built residence combines timeless elegance with high-end upgrades that make it truly one-of-a-kind. Upon entry, youâ€™re greeted by an open-to-below foyer that fills the home with an abundance of natural light. The exquisite craftsmanship is evident in every detail, from the stunning iron railings to the imported crystal chandeliers that add a touch of sophistication to every room. Hand-painted 18k gold leaf trims enhance the elegance of the space, showcasing the level of care and quality invested in this home. The spacious layout flows effortlessly, offering tons of natural light throughout and ample room for family gatherings and entertaining. The low-maintenance private yard provides a serene retreat, perfect for relaxation or hosting guests. With two 20-foot columns right outside your front door this house -inside and out - makes you feel like your home away from home. This home is truly a rare find.

Built in 2009

### Essential Information

MLS® # E4427441

Price \$669,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,227                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3711 163 Avenue |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0H9         |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | No Smoking Home, Parking-Extra |
| Parking   | Double Garage Attached         |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                     |
| Fireplace         | Yes                                                                                           |
| Fireplaces        | Mantel, Tile Surround                                                                         |
| Stories           | 2                                                                                             |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Unfinished                                                                              |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                    |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Dr. Donald Massey School |
| Middle     | Dr. Donald Massey School |
| High       | M.E. LaZerte School      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 39               |
| Zoning         | Zone 03          |

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Listing information last updated on May 3rd, 2025 at 12:32am MDT