

# \$539,900 - 4113 157a Avenue, Edmonton

MLS® #E4434033

**\$539,900**

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

Brintnell, Edmonton, AB

3,178 Sq. Ft. of Finished Living Space in Brintnell – WALKOUT BASEMENT & PRIME LOCATION! This 2 story home features 3+1 bedrooms, 3.5 baths, and is just 1/2 block from the park. Offering a fantastic blend of space, functionality, and convenience. The main floor comprises a large living room with a cozy gas fireplace, and a kitchen filled with cabinetry, corner pantry, and eating bar – perfect for entertaining. A formal dining room provides flexibility and can easily function as an office or den. Upstairs, enjoy an oversized bonus room, a primary bedroom with walk-in closet and ensuite bath with corner soaker tub. Two additional bedrooms and full bath complete this level. The walkout basement with its separate entrance, living area, 4th bedroom & full bath - could be perfect for multi-generational living! This expansive home offers plenty of room to grow. Most recent improvements: sump pump (Apr. 2025) + furnace motor & circuit board in 2024.



2 STOREY WALK-OUT IN BRINTNELL

Built in 2005

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434033  |
| Price     | \$539,900 |
| 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 Oven-Microwave, Refrigerator Attachments, Vacuum System |
| 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, Sho |
| Roof         | Asphalt Shingles             |
| Construction | Wood, Stone, Vinyl           |
| Foundation   | Concrete Perimeter           |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 03       |



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Listing information last updated on May 3rd, 2025 at 1:32pm MDT