

## \$275,000 - 4 171 Brintnell Boulevard, Edmonton

MLS® #E4444780

**\$275,000**

2 Bedroom, 2.00 Bathroom, 1,195 sqft  
Condo / Townhouse on 0.00 Acres

Brintnell, Edmonton, AB

Welcome to this beautifully updated townhouse in Brintnell featuring dual primary bedrooms with walk-in closets and a shared Jack & Jill ensuite. With two additional half baths—one on the main floor and one in the fully finished basement—this home offers smart, functional living. The bright kitchen boasts updated cabinet doors, new countertops, and appliances just 1–3 years old. Fresh carpet has been added to the stairs and bedrooms, and the hot water tank is approx. 2 years old. The spacious basement includes a large family room, perfect for movie nights or a playroom. Enjoy the convenience of a single attached garage and the peace of mind of a well-managed complex. Located across from a fantastic spray park and playground—ideal for kids—and with easy access to Anthony Henday Drive, this home has everything you need. Note - some photos have been virtually staged. This home is move-in ready and waiting for you!

Built in 2006

### Essential Information

MLS® #	E4444780
Price	\$275,000
Bedrooms	2
Bathrooms	2.00



Full Baths	1
Half Baths	2
Square Footage	1,195
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	4 171 Brintnell Boulevard
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0C6

### Amenities

Amenities	Closet Organizers, Detectors Smoke
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Delwood
Middle	Balwin
High	ME Lazerte

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	4
Zoning	Zone 03
Condo Fee	\$321

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 June 30th, 2025 at 9:31pm MDT