

## \$279,000 - 51 171 Brintnell Boulevard, Edmonton

MLS® #E4450149

**\$279,000**

3 Bedroom, 1.50 Bathroom, 1,265 sqft  
Condo / Townhouse on 0.00 Acres

Brintnell, Edmonton, AB

### WELCOME TO BRINTNELL LANDING!

Discover comfort, style, and value in this well maintained townhome in Brintnellâ€”perfect for first-time buyers or savvy investors! Located in a pet-friendly, well-managed complex with LOW CONDO FEES. The open-concept main floor is filled with natural light and features a spacious living room with a cozy corner fireplace. The modern kitchen boasts rich cabinetry, quality appliances, tiled backsplash, and opens to a private deckâ€”perfect for morning coffee or evening BBQs under mature trees. A convenient 2-pce bath completes the main level. Upstairs offers 3 generous bedrooms, including a primary suite with walk-in closet and en-suite access. The fully finished basement adds extra living space with a large family room, laundry, and tons of storage. Enjoy the convenience of a single attached garage and a fantastic locationâ€”close to schools, parks, transit, and major shopping. Move-in ready and waiting for you!

Built in 2006

### Essential Information

MLS® #	E4450149
Price	\$279,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,265
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	51 171 Brintnell Boulevard
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0C6

### **Amenities**

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby, See

	Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 29th, 2025
Days on Market	1
Zoning	Zone 03
Condo Fee	\$321

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