

\$315,000 - 31 445 Brintnell Boulevard, Edmonton

MLS® #E4430933

\$315,000

3 Bedroom, 2.50 Bathroom, 1,377 sqft
Condo / Townhouse on 0.00 Acres

Brintnell, Edmonton, AB

INVESTOR ALERT * MOTIVATED VENDOR**

- Welcome to this well-maintained home in the vibrant community of Brintnell! The main floor offers a bright open-concept layout with a spacious living room, dining area, and kitchen featuring solid cabinets, ample counter space, and large windows with patio access to the deck. A convenient 2pc bath completes the level. Upstairs you'll find 3 bedrooms, 2 full bathrooms with tub/shower combos, and laundry. The generous primary suite includes a walk-in closet and private ensuite. Enjoy a double-wide driveway and a double attached garage for plenty of parking. The unfinished basement has rough-in plumbing for a future bath. Located close to Brintnell Park, Dr. Donald Massey School (K-9), Hollick Kenyon Park, and all major amenities including shopping and dining along 167 Ave. Quick access to Manning Drive and Anthony Henday makes commuting a breeze. A fantastic family home with great value and room to grow!

Built in 2014

Essential Information

MLS® #	E4430933
Price	\$315,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,377
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	31 445 Brintnell Boulevard
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0V5

Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed April 15th, 2025
Days on Market 40
Zoning Zone 03
Condo Fee \$327

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