

## \$535,000 - 16117 49 Street, Edmonton

MLS® #E4452343

**\$535,000**

3 Bedroom, 3.50 Bathroom, 1,886 sqft

Single Family on 0.00 Acres

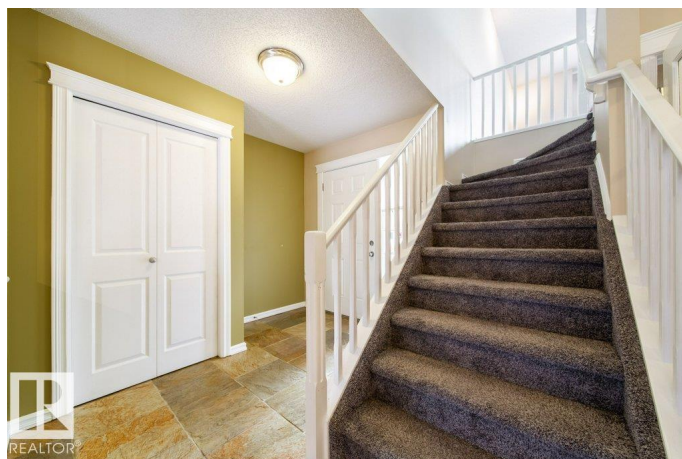
Brintnell, Edmonton, AB

Super Clean Home â€“ Needs TLC â€“ Available Now! This property is move-in ready yet offers an excellent opportunity to add your own updates and style. Features include an open-concept main floor, a spacious upstairs bonus room, and a fully finished basement. Enjoy 3 bedrooms, 3.5 bathrooms, and a 7.1 home theatre system with projector and massive 165" screen in the lower-level family room. The backyard is an entertainerâ€™s dream with a hot tub and space to relax. Excellent location close to parks, schools, shopping, and transit, with quick access to Manning Drive, Anthony Henday, and downtown.

Built in 2005

### Essential Information

MLS® #	E4452343
Price	\$535,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,886
Acres	0.00
Year Built	2005
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16117 49 Street
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3H5

### Amenities

Amenities	Air Conditioner, Hot Tub, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 8th, 2025

Days on Market 3

Zoning Zone 03

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 August 11th, 2025 at 12:02pm MDT