

\$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 37
Zoning Zone 03
Condo Fee \$327

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