

\$525,000 - 16106 46 Street, Edmonton

MLS® #E4432226

\$525,000

5 Bedroom, 3.00 Bathroom, 1,617 sqft
Single Family on 0.00 Acres

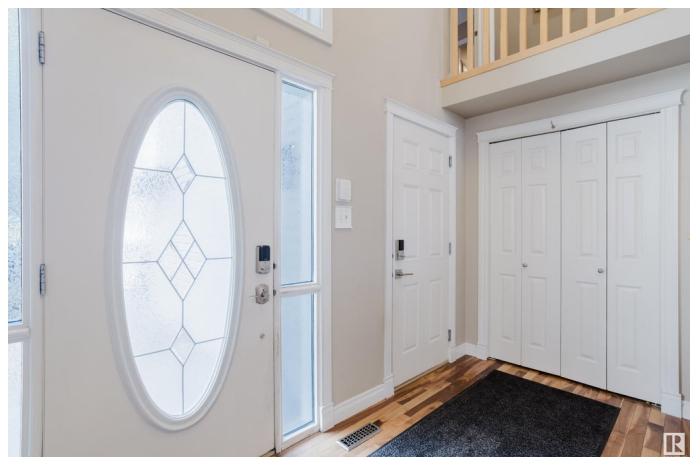
Brintnell, Edmonton, AB

This spacious 5-bedroom, 3-bathroom bi-level in Brintnell offers 2,680 sq ft of beautifully finished living space, complete with an attached garage. The main floor features a bright, open-concept layout with soaring vaulted ceilings, a cozy gas fireplace, and a generous kitchen equipped with a corner pantry. The dining area flows seamlessly onto the deck, overlooking a massive, fully fenced backyard – perfect for entertaining or relaxing with the family. Also on the main level are two well-sized bedrooms, both with ample closet space, and a shared 4-piece bathroom. Upstairs, the expansive primary suite is a true retreat, boasting a luxurious 5-piece ensuite and a spacious walk-in closet. The lower level offers a large family room bathed in natural light, a 3-piece bathroom, and two additional bedrooms – ideal for guests, teens, or a home office setup. Conveniently located close to parks, schools, playgrounds, and all the amenities Brintnell has to offer.

Built in 2007

Essential Information

MLS® #	E4432226
Price	\$525,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	1,617
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	16106 46 Street
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H1

Amenities

Amenities	Air Conditioner, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

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

Additional Information

Date Listed April 23rd, 2025

Days on Market 1

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 April 23rd, 2025 at 8:02pm MDT