

## \$489,900 - 16215 47 Street, Edmonton

MLS® #E4441873

**\$489,900**

3 Bedroom, 3.50 Bathroom, 1,372 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

TURN-KEY in Brintnell! Located on a quiet street in an established, family friendly neighbourhood, surrounded by shopping, amenities, a hospital, & schools. The Henday & Yellowhead are just around the corner for easy access. Enjoy your newly renovated kitchen (2021) w/quartz countertops, a sleek black sink & faucet & white cabinetry complimented by light oak toned vinyl plank flooring. Cozy up next to your gas fireplace in the winter, or enjoy a hot summer day inside w/ AC, or on your deck w/included gazebo. 3 beds upstairs, & opportunity to easily make a 4th in the fully finished basement. Other upgrades from 2020/21 include: new baseboards, door & window casings, new paint, modern black metal railing, removed popcorn ceiling on main floor & staircase, added all new black hardware, new lighting, new attic insulation, new window coverings, new hot water tank (2020). Beautiful landscaping includes stamped concrete, and large trees giving you privacy. The pride of ownership shines through!

Built in 2005

### Essential Information

MLS® # E4441873

Price \$489,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,372                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16215 47 Street |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3M4         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Gazebo, Hot Water Natural Gas, Insulation-Upgraded, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, 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        | Insert  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 03         |

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Listing information last updated on June 17th, 2025 at 3:17am MDT