

# \$499,900 - 4613 164 Avenue, Edmonton

MLS® #E4440330

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,557 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Move-in ready 4 bed, 3.5 bath home on a spacious lot in family-friendly Brintnell! Bright and inviting with warm earth tones and natural light throughout. The main floor features a cozy living area, dining space, 2-pc bath, laundry, and a functional kitchen with white cabinets, SS appliances, tile backsplash & corner pantry. Upstairs has 3 bedrooms, a 4-pc bath, the primary suite with walk-in closet & ensuite. The fully finished basement includes a 4th bedroom, full bath, and a rec room with gas fireplace. Enjoy the large backyard with vinyl fencing, a huge deck with 2 gas linesâ€”perfect for entertaining. Recent updates: new carpet, vinyl & laminate flooring, fresh paint, new roof, and newer hot water tank. Extras included: Hunter Douglas blinds, central vacuum system & pre-wired Ethernet. Close to schools, parks & all types of amenities with easy access to Anthony Henday, LRT & Manning Drive.

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440330  |
| Price      | \$499,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,557                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4613 164 Avenue |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0A5         |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, No Smoking Home, See Remarks |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached             |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed                June 4th, 2025  
Days on Market        12  
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 June 15th, 2025 at 11:17pm MDT