

## \$275,000 - 4 171 Brintnell Boulevard, Edmonton

MLS® #E4444780

**\$275,000**

2 Bedroom, 2.00 Bathroom, 1,195 sqft

Condo / Townhouse on 0.00 Acres

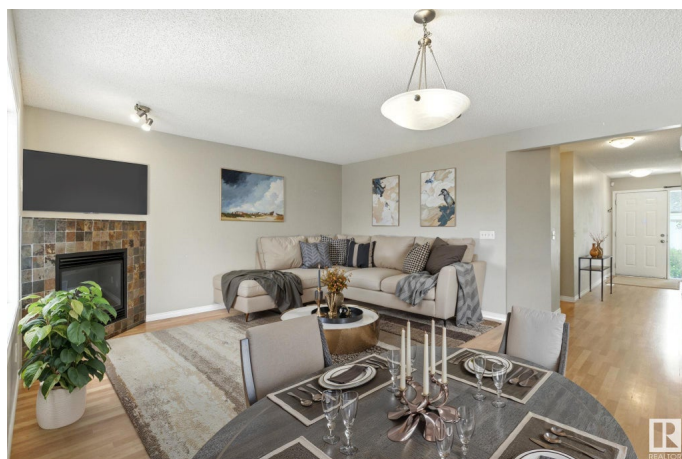
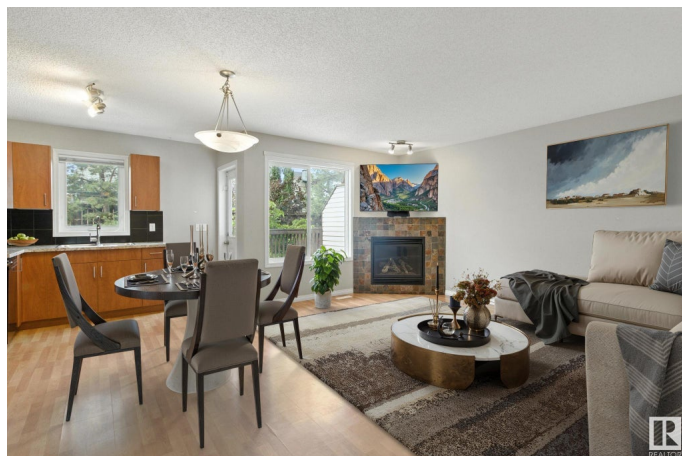
Brintnell, Edmonton, AB

Welcome to this beautifully updated townhouse in Brintnell featuring dual primary bedrooms with walk-in closets and a shared Jack & Jill ensuite. With two additional half baths—one on the main floor and one in the fully finished basement—this home offers smart, functional living. The bright kitchen boasts updated cabinet doors, new countertops, and appliances just 1–3 years old. Fresh carpet has been added to the stairs and bedrooms, and the hot water tank is approx. 2 years old. The spacious basement includes a large family room, perfect for movie nights or a playroom. Enjoy the convenience of a single attached garage and the peace of mind of a well-managed complex. Located across from a fantastic spray park and playground—ideal for kids—and with easy access to Anthony Henday Drive, this home has everything you need. Note - some photos have been virtually staged. This home is move-in ready and waiting for you!

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4444780  |
| Price     | \$275,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 2                 |
| Square Footage | 1,195             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4 171 Brintnell Boulevard |
| Area        | Edmonton                  |
| Subdivision | Brintnell                 |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5Y 0C6                   |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Closet Organizers, Detectors Smoke |
| Parking Spaces | 2                                  |
| Parking        | Single Garage Attached             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |            |
|------------|------------|
| Elementary | Delwood    |
| Middle     | Balwin     |
| High       | ME Lazerte |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 03         |
| Condo Fee      | \$321           |

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Listing information last updated on July 7th, 2025 at 10:47am MDT