

## \$279,000 - 51 171 Brintnell Boulevard, Edmonton

MLS® #E4450149

**\$279,000**

3 Bedroom, 1.50 Bathroom, 1,265 sqft  
Condo / Townhouse on 0.00 Acres

Brintnell, Edmonton, AB

### WELCOME TO BRINTNELL LANDING!

Discover comfort, style, and value in this well maintained townhome in Brintnell—perfect for first-time buyers or savvy investors! Located in a pet-friendly, well-managed complex with LOW CONDO FEES. The open-concept main floor is filled with natural light and features a spacious living room with a cozy corner fireplace. The modern kitchen boasts rich cabinetry, quality appliances, tiled backsplash, and opens to a private deck—perfect for morning coffee or evening BBQs under mature trees. A convenient 2-pce bath completes the main level. Upstairs offers 3 generous bedrooms, including a primary suite with walk-in closet and en-suite access. The fully finished basement adds extra living space with a large family room, laundry, and tons of storage. Enjoy the convenience of a single attached garage and a fantastic location—close to schools, parks, transit, and major shopping. Move-in ready and waiting for you!

Built in 2006

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4450149  |
| Price    | \$279,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,265             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 51 171 Brintnell Boulevard |
| Area        | Edmonton                   |
| Subdivision | Brintnell                  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5Y 0C6                    |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Hot Water Natural Gas, See Remarks |
| Parking Spaces | 2                                                         |
| Parking        | Single Garage Attached                                    |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | 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        | Corner                                                                                                                                |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby, See |

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 03         |
| Condo Fee      | \$321           |

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Listing information last updated on August 3rd, 2025 at 2:17am MDT