

## \$525,000 - 16117 49 Street, Edmonton

MLS® #E4452343

**\$525,000**

3 Bedroom, 3.5 Bathroom, 1,886 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Super Clean Home â€œ Needs TLC â€œ Available Now! This property is move-in ready yet offers an excellent opportunity to add your own updates and style. Features include an open-concept main floor, a spacious upstairs bonus room, and a fully finished basement. Enjoy 3 bedrooms, 3.5 bathrooms, and a 7.1 home theatre system with projector and massive 165" screen in the lower-level family room. The backyard is an entertainerâ€™s dream with a hot tub and space to relax. Excellent location close to parks, schools, shopping, and transit, with quick access to Manning Drive, Anthony Henday, and downtown.

Built in 2005

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4452343      |
| Price          | \$525,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,886         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16117 49 Street |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3H5         |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Hot Tub, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 4                                                                                         |
| Parking        | Double Garage Attached                                                                    |

### Interior

|                   |                                                                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                    |
| Fireplaces        | Corner                                                                                                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                                                                               |

### Exterior

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

### Additional Information

Date Listed August 8th, 2025

Days on Market 12

Zoning Zone 03

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Listing information last updated on August 20th, 2025 at 8:32pm MDT