

## \$399,900 - 3906 161 Avenue, Edmonton

MLS® #E4454651

**\$399,900**

3 Bedroom, 1.50 Bathroom, 1,241 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Welcome to this charming and affordable single-family home nestled in the sought-after community of Brintnell. This freshly painted home offers stylish and modern finishes with laminate flooring and New lights throughout. The bright and inviting living room features a large front window and a cozy gas fireplace, perfect for relaxing evenings. The kitchen provides ample cabinet space and a pantry for extra storage, seamlessly connected to the dining area, half bath and a convenient mudroom with main floor laundry. Upstairs, the primary bedroom includes a walk-in closet, accompanied by two additional bedrooms and a full bathroom. The unfinished basement offers great potential for future development, whether for added living space, a bedroom, or storage. Outside, enjoy a fully fenced backyard and a 20'x20' concrete parking pad. Ideally located near schools, shopping, transit, and quick access to Anthony Henday Drive, this home is a perfect choice for first-time buyers or growing families.

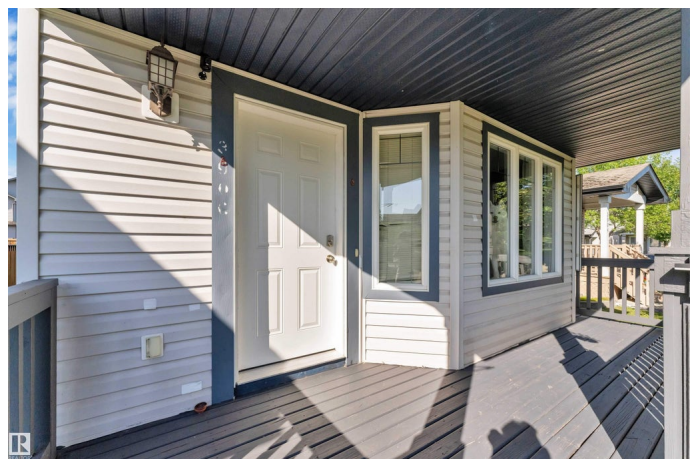
Built in 2006

### Essential Information

MLS® # E4454651

Price \$399,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,241                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3906 161 Avenue |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3J8         |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, Detectors Smoke    |
| Parking   | Parking Pad Cement/Paved |

### Interior

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                         |
| Stories      | 2                                                                                 |
| Has Basement | Yes                                                                               |
| Basement     | Full, Unfinished                                                                  |

### Exterior

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

### Additional Information

Date Listed August 25th, 2025

Days on Market 22

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 September 16th, 2025 at 1:32pm MDT