

Courtesy Of Kristie A Basaraba Of Century 21 Leading

## \$425,000 - 132 Brintnell Boulevard, Edmonton

MLS® #E4430253

### \$425,000

3 Bedroom, 2.00 Bathroom, 1,129 sqft  
Single Family on 0.00 Acres

Brintnell, Edmonton, AB

This Well Maintained Split Level Home is Best Described as a Cute and Cozy Home, Situated on a Corner Lot in the Desirable Community of Brintnell with Approx. 1700 Square Feet of Living Space. You will be Welcomed with an Open-Concept Floorplan Featuring Newer Vinyl Plank Floors, Plenty of Windows Allowing an Abundance of Natural Light Throughout. Main Floor Offers a Lovely Livingroom with Vaulted Ceiling and Bay Window, an Upgraded Kitchen and Cozy Nook with Side Door Leading to a Nicely Landscaped Yard with Concrete Pad and Double Detached Garage. Upper Level offers 2 Spacious Bedrooms including the Master Suite Attached to the 4-pc Bathroom and a Spacious Office/Loft Area. The Lower Level has a Large Family Room, Gas Fireplace, a 3rd Bedroom and Additional 4-pc Bathroom. Located Close to All Amenities, with Easy Access to Manning Drive and the Anthony Henday!

Built in 2005

### Essential Information

MLS® #	E4430253
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,129
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	132 Brintnell Boulevard
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3M1

### **Amenities**

Amenities	Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 10th, 2025  
Days on Market 3  
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 April 13th, 2025 at 1:47pm MDT