

## \$489,900 - 16215 47 Street, Edmonton

MLS® #E4441873

**\$489,900**

3 Bedroom, 3.50 Bathroom, 1,372 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

TURN-KEY in Brintnell! Located on a quiet street in an established, family friendly neighbourhood, surrounded by shopping, amenities, a hospital, & schools. The Henday & Yellowhead are just around the corner for easy access. Enjoy your newly renovated kitchen (2021) w/quartz countertops, a sleek black sink & faucet & white cabinetry complimented by light oak toned vinyl plank flooring. Cozy up next to your gas fireplace in the winter, or enjoy a hot summer day inside w/ AC, or on your deck w/included gazebo. 3 beds upstairs, & opportunity to easily make a 4th in the fully finished basement. Other upgrades from 2020/21 include: new baseboards, door & window casings, new paint, modern black metal railing, removed popcorn ceiling on main floor & staircase, added all new black hardware, new lighting, new attic insulation, new window coverings, new hot water tank (2020). Beautiful landscaping includes stamped concrete, and large trees giving you privacy. The pride of ownership shines through!

Built in 2005

### Essential Information

MLS® # E4441873

Price \$489,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,372
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16215 47 Street
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3M4

### Amenities

Amenities	Air Conditioner, Deck, Gazebo, Hot Water Natural Gas, Insulation-Upgraded, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, 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	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	4
Zoning	Zone 03

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