

Courtesy Of Zak B Mimouni Of Exp Realty

# **\$549,900 - 4008 164 Avenue, Edmonton**

MLS® #E4434236

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,885 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

WALKOUT Updates: Hot water tank (2022), furnace (2024), A/C (2023), freshly painted. Quality and attention to detail in this gorgeous 1,885 sqft walkout! Set in a quiet cul-de-sac, great open concept plan and abundance of natural light- welcome to your new home. Grand open foyer leads to an open concept dining, kitchen & great room. The kitchen boasts espresso cabinets and brand new quartz counter tops, upgraded hardware & crown moldings. Grocery day? Enter the home through the large laundry room and into the walk-thru pantry. 13' x 10' upper deck off the dining area with BBQ gas line. Upstairs you'll enjoy the massive bonus room (vaulted ceilings) and oversized master suite with ample closet space and large ensuite complete with corner jacuzzi (6 jets) & separate shower. A walk-out basement with lower deck adds more space to this already impressive home; ideal for a future 4th bedroom, 3 piece bath and 2nd family room. Great sized yard; near shopping, parks, schools and quick access to Henday / Manning.



Built in 2011

## **Essential Information**

MLS® # E4434236

Price \$549,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,885                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4008 164 Avenue |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0M6         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Deck, Patio |
| Parking   | Double Garage Attached, Insulated, Over Sized   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 23            |
| Zoning         | Zone 03       |

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Listing information last updated on May 25th, 2025 at 5:32pm MDT