

## \$315,000 - 31 445 Brintnell Boulevard, Edmonton

MLS® #E4430933

**\$315,000**

3 Bedroom, 2.50 Bathroom, 1,377 sqft  
Condo / Townhouse on 0.00 Acres

Brintnell, Edmonton, AB

### INVESTOR ALERT \*\*\* MOTIVATED VENDOR

- Welcome to this well-maintained home in the vibrant community of Brintnell! The main floor offers a bright open-concept layout with a spacious living room, dining area, and kitchen featuring solid cabinets, ample counter space, and large windows with patio access to the deck. A convenient 2pc bath completes the level. Upstairs you'll find 3 bedrooms, 2 full bathrooms with tub/shower combos, and laundry. The generous primary suite includes a walk-in closet and private ensuite. Enjoy a double-wide driveway and a double attached garage for plenty of parking. The unfinished basement has rough-in plumbing for a future bath. Located close to Brintnell Park, Dr. Donald Massey School (K-9), Hollick Kenyon Park, and all major amenities including shopping and dining along 167 Ave. Quick access to Manning Drive and Anthony Henday makes commuting a breeze. A fantastic family home with great value and room to grow!

Built in 2014

### Essential Information

MLS® #	E4430933
Price	\$315,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,377
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	31 445 Brintnell Boulevard
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0V5

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 15th, 2025  
Days on Market                28  
Zoning                              Zone 03  
Condo Fee                        \$327

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