

## **\$525,000 - 16106 46 Street, Edmonton**

---

MLS® #E4432226

### **\$525,000**

5 Bedroom, 3.00 Bathroom, 1,617 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

This spacious 5-bedroom, 3-bathroom bi-level in Brintnell offers 2,680 sq ft of beautifully finished living space, complete with an attached garage. The main floor features a bright, open-concept layout with soaring vaulted ceilings, a cozy gas fireplace, and a generous kitchen equipped with a corner pantry. The dining area flows seamlessly onto the deck, overlooking a massive, fully fenced backyard – perfect for entertaining or relaxing with the family. Also on the main level are two well-sized bedrooms, both with ample closet space, and a shared 4-piece bathroom. Upstairs, the expansive primary suite is a true retreat, boasting a luxurious 5-piece ensuite and a spacious walk-in closet. The lower level offers a large family room bathed in natural light, a 3-piece bathroom, and two additional bedrooms – ideal for guests, teens, or a home office setup. Conveniently located close to parks, schools, playgrounds, and all the amenities Brintnell has to offer.



Built in 2007

### **Essential Information**

MLS® #	E4432226
Price	\$525,000
Bedrooms	5
Bathrooms	3.00

Full Baths	3
Square Footage	1,617
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	16106 46 Street
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H1

### **Amenities**

Amenities	Air Conditioner, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

**Additional Information**

Date Listed            April 23rd, 2025  
Days on Market       8  
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 May 1st, 2025 at 9:02pm MDT