

## **\$549,900 - 4708 164 Avenue, Edmonton**

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MLS® #E4434539

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,646 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Proudly offered by its original owner, this beautifully maintained, updated home will have you feeling at home as you step through the elegant double front doors & into a space that radiates warmth, function, and style. On the main floor the heart of the home is the sunlit kitchen, with pristine quartz countertops, high-quality backsplash, & an expansive island for a perfect cooking area. The oak cabinetry & walk-in pantry offer charm and practicality & an abundance of windows floods the living room and dining area with natural light. Downstairs, the fully finished basement is designed for both relaxation & entertainment. Double French doors open into a spacious family/rec room, complete with a wet bar. Another bedroom & full bathroom finishes this level. Wiring for multiple TVs ensures the space is ready for your ultimate media setup. The newer hot water tank (2021) & central AC offer comfort throughout the seasons. Outside discover an expansive, two-tier deck & fenced yard ideal for family gatherings.



Built in 2006

### **Essential Information**

MLS® #                      E4434539

Price                        \$549,900

Bedrooms                4

Bathrooms	3.00
Full Baths	3
Square Footage	1,646
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4708 164 Avenue
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0A5

### **Amenities**

Amenities	Air Conditioner, Deck, Front Porch, Hot Tub, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 5th, 2025
Days on Market	2
Zoning	Zone 03

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