

## \$500,000 - 4308 155 Avenue, Edmonton

MLS® #E4460049

**\$500,000**

4 Bedroom, 3.00 Bathroom, 1,479 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Beautifully updated 4-bedroom, 3-bath bi-level in sought-after Brintnell with 1,479 sq. ft. above grade plus a 1,030 sq. ft. fully finished basement for over 2,500 sq. ft. of total living space. Freshly painted with brand new appliances and quartz countertops, brand new Shingles (2023), this home is truly move-in ready. The bright main floor features a spacious living room, stylish kitchen, dining area, and a large primary suite with walk-in closet and 4-piece ensuite. Two additional bedrooms and a full bath complete the main level. The finished basement offers a huge rec room, cozy family room with fireplace, fourth bedroom, full bath, laundry, and storage. Steps from a beautiful pond and walking trails, and walking distance to Manning Town Centre with Movati gym, Cineplex, shopping, and dining. Close to schools and transit. Perfect for families seeking comfort, space, and a prime north Edmonton location.

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460049  |
| Price      | \$500,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,479                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4308 155 Avenue |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3G9         |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | Deck, No Smoking Home  |
| Parking       | Double Garage Attached |
| Is Waterfront | Yes                    |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, 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 | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 7                    |
| 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 October 6th, 2025 at 11:02am MDT