

## \$434,900 - 15628 44 Street, Edmonton

MLS® #E4460957

**\$434,900**

2 Bedroom, 1.50 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Welcome to over 1200 sqft of comfort in the desirable Brintnell community. The main floor offers a smart and functional layout featuring a spacious primary bedroom with a private 2-piece ensuite. A bright living room, well-equipped kitchen, and cozy dining area create a warm and inviting atmosphere. An additional bedroom and a full 4-piece bathroom provide extra flexibility for family, guests, or a home office. The unfinished basement includes the laundry area and offers endless potential—whether you envision a rec room, gym, or additional living space, the choice is yours. 2 additional bedrooms have already been framed in. Step outside to a true backyard retreat, enjoy relaxing or entertaining on the deck while the low-maintenance yard adds convenience to your lifestyle. A double detached garage at the back offers secure parking and extra storage. Perfect for first-time buyers, downsizers, or investors, this home blends comfort and opportunity in a well-established, family-friendly neighborhood.

Built in 2005

### Essential Information

MLS® # E4460957

Price \$434,900

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,206
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	15628 44 Street
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3H2

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Smart/Program. Thermostat, See Remarks
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	McLeod School
Middle	Steele Heights School
High	Queen Elizabeth School

**Additional Information**

Date Listed	October 5th, 2025
Days on Market	1
Zoning	Zone 03

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