

# \$425,000 - 4208 161 Avenue, Edmonton

MLS® #E4465194

**\$425,000**

4 Bedroom, 4.00 Bathroom, 1,600 sqft  
Single Family on 0.00 Acres

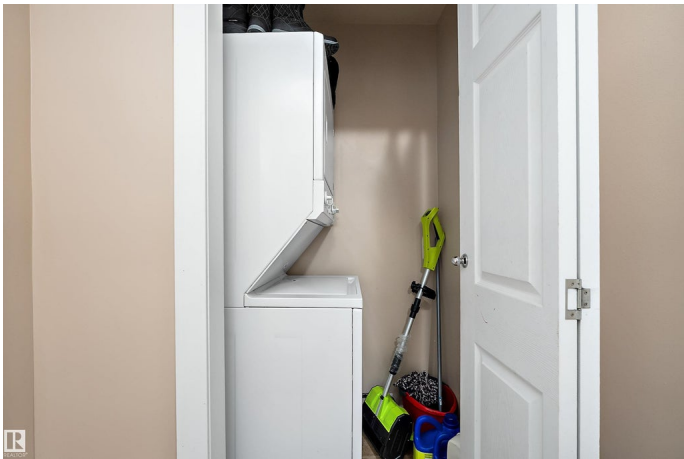
Brintnell, Edmonton, AB

This 2 storey home offers the perfect blend of comfort and functionality. The main floor features a bright open-concept layout with a spacious great room, dining area, and a well appointed kitchen complete with a center island, pantry, and abundant cabinetry. A sun-filled den off the front foyer provides an ideal home office or reading space. Upstairs, the large primary suite impresses with a walk-in closet featuring built-in organizers and a 3-piece ensuite with an oversized shower. Two additional bedrooms and a full bathroom complete the upper level. The basement is nearly finished just the roughed-in bathroom remains offering extra living space and flexibility for future needs. Outside, enjoy a beautifully landscaped yard with an exposed aggregate walkway and patio, a large shed, and an oversized double detached garage. With only one neighbouring property thanks to its corner-lot setting, this home provides both privacy and curb appeal.

Built in 2006

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4465194  |
| Price     | \$425,000 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 1,600                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4208 161 Avenue |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0G5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 3                                                                     |
| Has Suite         | Yes                                                                   |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                         |

### Additional Information

Date Listed November 8th, 2025

Zoning Zone 03

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Listing information last updated on November 8th, 2025 at 6:17pm MST