

## \$515,000 - 16117 49 Street, Edmonton

MLS® #E4452343

**\$515,000**

3 Bedroom, 3.50 Bathroom, 1,886 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

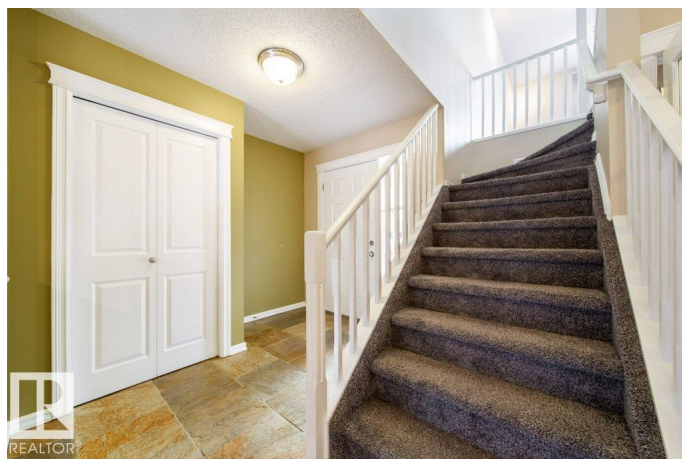
Love to entertain? This home was designed with gatherings in mind! The open-concept main floor creates a seamless flow from kitchen and dining to the living area, making it ideal for hosting friends and family. Step outside to your private backyard retreat, complete with a hot tub and plenty of room to relax, barbecue, or enjoy summer evenings. Upstairs, a spacious bonus room offers flexibility for a playroom, home office, or additional family space. The fully finished basement is a true highlight, transforming into your very own 7.1 surround-sound theatre system with projector and massive 165" screen—perfect for unforgettable movie nights or catching the big game in style. With 3 bedrooms, 3.5 bathrooms, and over 2,000 sq. ft. of finished living space, this home combines comfort and function for every lifestyle. Ideally located near parks, schools, shopping, and with quick access to Manning Drive, Anthony Henday, and downtown, this is the entertainer's dream home you've been waiting for!

Built in 2005

### Essential Information

MLS® # E4452343

Price \$515,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,886
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16117 49 Street
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3H5

### Amenities

Amenities	Air Conditioner, Hot Tub, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

**Additional Information**

Date Listed	August 8th, 2025
Days on Market	46
Zoning	Zone 03

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Listing information last updated on September 23rd, 2025 at 2:32pm MDT