

# \$449,900 - 3927 159 Avenue, Edmonton

MLS® #E4427849

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,618 sqft  
Single Family on 0.00 Acres

Brintnell, Edmonton, AB

\*\*\* Brilliant Buy in Brintnell Boasting Big Garage! \*\*\* Could this be the PERFECT Garage and House setup, Dear Buyer? Only if you have tonnes of tools, trucks and sports gear for the kids! This MASSIVE 30' x 30' Heated double garage has the space to store and do it all. Pie-shaped lot + huge yard + sunny two-tier deck with even MORE storage underneath! Long rear driveway for RV/Trailer/Boat parking for the outdoor enthusiasts. Oh, yeah! You also get a charming home! This SUPER CUTE 2-storey has a welcoming front porch with 3 spacious bedrooms and 2.5 baths. That's right, parents! NO sharing. Enjoy your own private ensuite and a walk-in closet. The home also has a versatile front room perfect for your home office or kids play area. Tucked away in a quiet cul-de-sac and just a safe & short walk out your backyard to Brintnell's spray park for the kids. Close to schools and only minutes away from Manning Shopping Center's amenities. Easy commutes with quick access to the Anthony Henday. Welcome Home!

Built in 2006

## Essential Information

MLS® #	E4427849
Price	\$449,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,618
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3927 159 Avenue
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3J9

### **Amenities**

Amenities	Closet Organizers, Deck, Detectors Smoke, Front Porch, Parking-Extra, R.V. Storage, See Remarks
Parking	Double Garage Detached, Heated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Picnic Area, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 6

Zoning Zone 03

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