

## **\$414,900 - 339 Brintnell Boulevard, Edmonton**

MLS® #E4434079

**\$414,900**

3 Bedroom, 2.50 Bathroom, 1,210 sqft  
Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Welcome to your ideal family home in the heart of a quiet Brintnell community. This perfect 3-bedroom 2.5-bathroom 2-storey features fully finished basement, double detached garage, spacious backyard complete with large freshly painted deck, wooden privacy fencing, cute playground and a trampoline for outdoor entertainment. Step inside to bright kitchen and dining area with recently upgraded stainless steel appliances, separated living room, and guest bathroom. Upstairs features three generously sized bedrooms, including primary with walk-in closet, and full bathroom. Newly finished full basement adds even more space with an open concept area, laundry room, storage room, and a full bathroom. The house also features touch less faucets, stylish led ceiling lights and the blinds throughout the house. This move-in ready home is ideal for families. Located in a great neighbourhood with easy access to local amenities including parks, a spray park, schools, shopping and transit, and quick access to the Henday.

Built in 2005

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4434079  |
| Price  | \$414,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,210                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 339 Brintnell Boulevard |
| Area        | Edmonton                |
| Subdivision | Brintnell               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5Y 3J8                 |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, Low Flow Faucets/Shower, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection |
| Parking   | Double Garage Detached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

Exterior Features    Back Lane, Fenced, Fruit  
Nearby, Public Transportation  
Roof                    Asphalt Shingles  
Construction        Wood, Vinyl  
Foundation          Concrete Perimeter



**Additional Information**

Date Listed            May 2nd, 2025  
Days on Market        113  
Zoning                  Zone 03

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Listing information last updated on August 22nd, 2025 at 10:32pm MDT