

## \$500,000 - 16117 49 Street, Edmonton

MLS® #E4452343

**\$500,000**

3 Bedroom, 3.50 Bathroom, 1,886 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

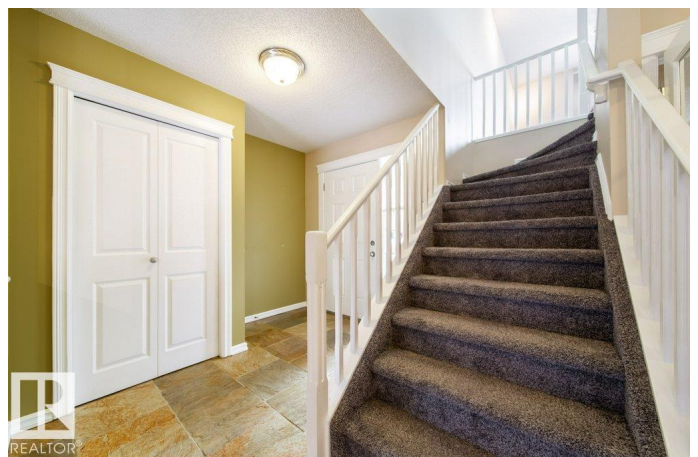
Love to entertain? This home was designed with gatherings in mind! The open-concept main floor creates a seamless flow from kitchen and dining to the living area, making it ideal for hosting friends and family. Step outside to your private backyard retreat, complete with a hot tub and plenty of room 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 \$500,000



|                |                        |
|----------------|------------------------|
| 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 | 69               |
| Zoning         | Zone 03          |

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Listing information last updated on October 16th, 2025 at 12:32pm MDT