

\$425,000 - 15519 45 Street, Edmonton

MLS® #E4428860

\$425,000

3 Bedroom, 2.50 Bathroom, 1,396 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Your ideal family home in the heart of Brintnell.

This charming 3-bedroom 2.5-bathroom 2-storey offers a fully finished basement, double detached garage, and a spacious backyard complete with a large deck, vinyl privacy fencing, and a gazebo frame for outdoor enjoyment. Inside, you'll find a refreshed kitchen with refinished cabinets and stainless steel appliances, slate tile floors, and connected living and dining areas filled with natural light. Upstairs features three generously sized bedrooms, including a primary with a walk-in closet, plus a full bathroom. Newly finished full basement adds even more space with a media area, wet bar and full bathroom. Recent updates include paint and carpets in 2022, furnace in 2020, and updated flooring throughout. Located in a family-friendly neighbourhood close to parks, a spray park, schools, shopping and transit, this home is move-in ready and ideal for families, first-time buyers, or investors.

Built in 2004

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4428860 |
| Price | \$425,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,396 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 15519 45 Street |
| Area | Edmonton |
| Subdivision | Brintnell |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 3G8 |

Amenities

| | |
|----------------|--|
| Amenities | Closet Organizers, Deck, Gazebo, Wet Bar |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Heated, Over Sized |

Interior

| | |
|--------------|--|
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Freestanding |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Park/Reserve, Public Transportation, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|---------------------|
| Elementary | Delwood School |
| Middle | Balwin School |
| High | M.E. LaZerte School |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 18 |
| Zoning | Zone 03 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 10:02am MDT