

\$399,900 - 3906 161 Avenue, Edmonton

MLS® #E4454651

\$399,900

3 Bedroom, 1.50 Bathroom, 1,241 sqft
Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Welcome to this charming and affordable single-family home nestled in the sought-after community of Brintnell. This home offers stylish and modern finishes with laminate flooring throughout . The bright and inviting living room features a large front window and a cozy gas fireplace, perfect for relaxing evenings. The kitchen provides ample cabinet space and a pantry for extra storage, seamlessly connected to the dining area , half bath and a convenient mudroom with main floor laundry. Upstairs, the primary bedroom includes a walk-in closet, accompanied by two additional bedrooms and a full bathroom. The unfinished basement offers great potential for future development, whether for added living space, a bedroom, or storage. Outside, enjoy a fully fenced backyard and a 20'x20' concrete parking pad. Ideally located near schools, shopping, transit, and quick access to Anthony Henday Drive, this home is a perfect choice for first-time buyers or growing families.

Built in 2006

Essential Information

MLS® #	E4454651
Price	\$399,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,241
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3906 161 Avenue
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3J8

Amenities

Amenities	Deck, Detectors Smoke
Parking	Parking Pad Cement/Paved

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 25th, 2025

Days on Market 1

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 August 26th, 2025 at 9:02am MDT