

# \$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 10  
Zoning Zone 03

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Listing information last updated on April 6th, 2025 at 2:02pm MDT