

## \$425,000 - 4529 154 Avenue, Edmonton

MLS® #E4441614

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,018 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

The perfect entry-level single-family home. This raised bungalow is ideal for first-time buyers or downsizing couple. Offering 1000 sqft+ on each level, both with 2 bedrooms and a full bathroom. The property is in excellent condition and provides spacious living areas on both levels. Truly enjoy the benefits of a front attached garage and driveway. Located in a desirable area of Britnell with exceptional access to shopping, major roads and schools. It's a delightful neighborhood to make home.

Built in 2005

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4441614               |
| Price          | \$425,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,018                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 4529 154 Avenue |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3H3         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 03         |

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Listing information last updated on June 13th, 2025 at 8:17am MDT