

\$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	25
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 28th, 2025 at 6:32pm MDT