

## \$609,000 - 4224 157 Avenue, Edmonton

MLS® #E4445456

**\$609,000**

4 Bedroom, 3.50 Bathroom, 2,242 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Discover the ultimate private backyard oasis in Brintnell, this home sits on a pie lot 528m<sup>2</sup> in size. Backing the park featuring a huge landscaped yard with a deck, pergola, fire pit and grassy area for the kids to play. Over 3000 sq ft of finished space includes fresh paint, a brand-new roof (2024) & new hot water tank (2024). The bright main floor features a gas fireplace, built-in speakers, spacious dining area & chef's kitchen with gas stove & walk-through pantry. A home office, powder room, mudroom & laundry area complete the main floor. Upstairs offers a vaulted ceiling bonus room (with nifty book-case "secret" entrance) luxurious primary suite with soaker tub & walk-in closet, two more bedrooms, and 4pc bathroom. The finished basement includes a rec room, wet bar, bedroom & full 4pc bath. Heated oversized double garage & quiet cul-de-sac location. For families, enjoy the convenience of school bus pickup right outside your back gate. A beautiful home in a perfect location! Some photos virtual staged

Built in 2007

### Essential Information

MLS® # E4445456

Price \$609,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,242
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4224 157 Avenue
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0C9

### Amenities

Amenities	Deck, Fire Pit, Secured Parking
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	4
Zoning	Zone 03

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Listing information last updated on July 7th, 2025 at 5:02am MDT