



**Edmonton**                      **03 Brintnell**                      **LP:**                      **\$372,900**  
**4106 161 AV NW**                      **SP:**                      **M**

**ACTIVE**

**Type:** Detached Single Family                      **Listing ID#:** E4207839  
**Style:** 2 Storey                      **Bdrms Above:** 3  
**Year Built:** 2006                      **Bdrms Total:** 4  
**Full Baths:** 3                      **Basement:** Full  
**Half Baths:** 1                      **Bsmnt Dev:** Fully Finished  
**Tot A.G. SqFt:** 1,373.16                      **Tot A.G. SqM:** 127.57

Picture perfect home in the family friendly community of Brintnell! Upon entry you are greeted with a generous entry area that flows to the living room complete with a large picture window overlooking the treed front yard. The dining area is perfect for family dinners with built in shelves and an open concept design. Cooks will enjoy the spacious kitchen overlooking the backyard which offers stainless steel appliances, lots of counter space, plenty of cabinets and bar stool seating. A 2 piece bathroom and back entryway with beautiful wood style plank feature wall finish off the main floor. Upstairs you will find 3 bright & charming bedrooms, 4 piece main bath and ensuite. No shortage of space in this home with a newly developed basement including a bedroom/office, bathroom with stunning shower, barn door and cozy family room. Enjoy the fully landscaped backyard with deck, gas BBQ line, dog run & room for the kids to play. This immaculate home also features A/C, Close to playground, spray park & Henday.

**Directions:**

**Virtual Tour:** <https://vimeo.com/441852652>                      **Brochure:** <http://www.4106-161ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	1	1	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	1	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	3						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>	<b>Fireplace Type:</b>			<b>Fireplace Fuel:</b>			<b>Lowr:</b>		
<b>Parking:</b>	Double Garage Detached						<b>BlGd:</b>		
<b>Garage Dim:</b>	<b>Prk Encl/Ttl:</b>			/			<b>Total A.G.:</b>	127.57	1,373.16

<b>Living Room:</b>	3.96x3.74	M	<b>Master Bedroom:</b>	3.95x3.34	U
<b>Dining Room:</b>	3.13x2.92	M	<b>Bedroom 2:</b>	3.43x2.84	U
<b>Kitchen:</b>	3.64x3.19	M	<b>Bedroom 3:</b>	3.04x2.82	U
<b>Family Room:</b>			<b>Bedroom 4:</b>	3.6x3.52	B
<b>Den:</b>					
<b>Bonus Room:</b>					

**Flooring:** Carpet, Ceramic Tile, Laminate Flooring                      **Foundation:** Concrete  
**Construction:** Wood Frame                      **Heating Type:** Forced Air-1  
**Roof:** Asphalt Shingles                      **Heat Source:** Natural Gas  
**Exterior:** Vinyl                      **Features:** Air Conditioner, Closet Organizers, Deck, Detectors  
**Site Influences:** Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks                      Smoke, Dog Run-Fenced In, No Smoking Home

**Goods Included:** Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, TV Wall Mount                      **Restrictions:** None Known  
**Goods Excluded:** Washer, Light Fixture in Master, Upper bedroom drapes, Murphy Bed in Basement.

**Warranty:**  
**Elem School:** Delwood/St. Dominic                      **Jr. High School:** Balwin/JJ Bowlen                      **Sr High School:** M.E. Lazerte/O'Leary

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>
<b>Condo Fee:</b>	<b>HOA Fee:</b>	
<b>Floor Location:</b>	<b>Floor Number:</b>	
<b>Balcony/Terrace</b>	<b>Unit Exposure:</b>	<b>HOA Fee Incl:</b>

**Total Lot M2:** 309.51                      **Lot Shape:** Rectangular                      **Lot Dimen:**  
**Frontage:**                      **Depth:**  
**Conform:**                      **Conform Yr:**                      **Zoning:**  
**Taxes:** \$3,178.20 2019                      **Front Expos:** South  
**Local Improve:**