

## \$289,888 - 171 Brintnell Boulevard, Edmonton

MLS® #E4439851

**\$289,888**

3 Bedroom, 2.00 Bathroom, 1,249 sqft

Condo / Townhouse on 0.00 Acres

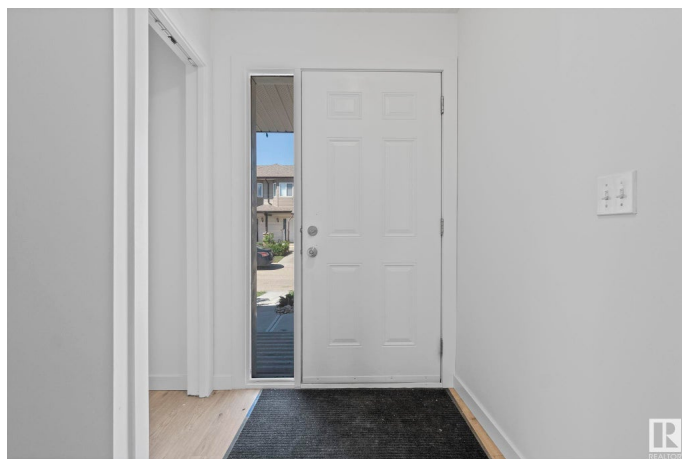
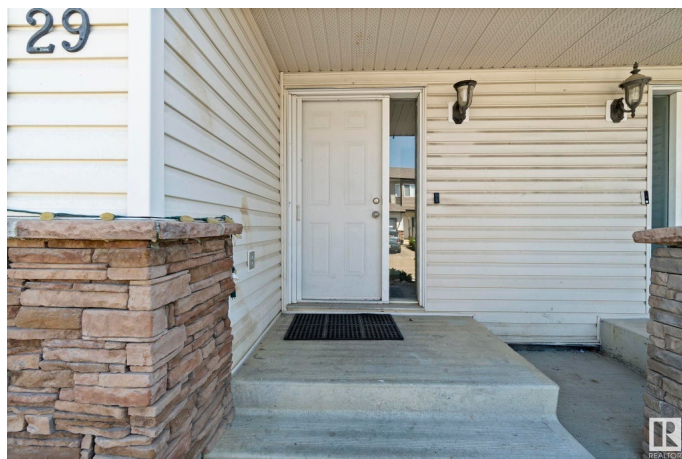
Brintnell, Edmonton, AB

**BEST VALUE IN BRINTNELL!! ATTENTION FIRST-TIME BUYERS, INVESTORS AND EMPTY NESTERS!** Features include spacious front entry, closet & access to single attached garage, Open living room, kitchen and dining area complete with corner gas fireplace & 2 pc bath. Access to your private deck is situated off the kitchen and has natural gas hook up. 2nd level floor plan includes a large primary bedroom c/w walk-in closet, 2 additional good sized bedrooms & a large 4 pc bath. Head downstairs to the family room and you will see a very elegant, beautifully finished space. The walkout basement also houses the laundry area & utility room. Brintnell Landing is conveniently located to all amenities, including a fabulous park/spray park just outside the entrance to the complex. Wow! Carefree condo living with a very affordable condo fee. **WELCOME HOME!!**

Built in 2006

### Essential Information

MLS® #	E4439851
Price	\$289,888
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2



Square Footage	1,249
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	171 Brintnell Boulevard
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0C6

### **Amenities**

Amenities	Deck
Parking	Front Drive Access, Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 1st, 2025
Days on Market	15

Zoning	Zone 03
Condo Fee	\$321

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Listing information last updated on June 16th, 2025 at 4:32am MDT