\$434,900 - 15628 44 Street, Edmonton

MLS® #E4460957

\$434.900

2 Bedroom, 1.50 Bathroom, 1,206 sqft Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Welcome to over 1200 sqft of comfort in the desirable Brintnell community. The main floor offers a smart and functional layout featuring a spacious primary bedroom with a private 2-piece ensuite. A bright living room, well-equipped kitchen, and cozy dining area create a warm and inviting atmosphere. An additional bedroom and a full 4-piece bathroom provide extra flexibility for family, guests, or a home office. The basement has already been framed and includes a laundry area, additional bedroom, and a rec room. gym, or additional living space, the choice is yours. Step outside to a true backyard retreat, enjoy relaxing or entertaining on the deck while the low-maintenance yard adds convenience to your lifestyle. A double detached garage at the back offers secure parking and extra storage. Perfect for first-time buyers, downsizers, or investors, this home blends comfort and opportunity in a well-established, family-friendly neighborhood.



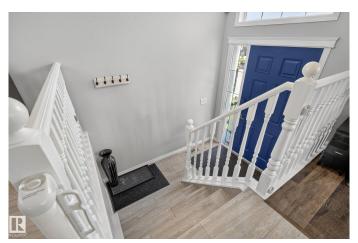
Essential Information

MLS® # E4460957 Price \$434,900

Bedrooms 2
Bathrooms 1.50







Full Baths 1
Half Baths 1

Square Footage 1,206

Acres 0.00
Year Built 2005

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

Community Information

Address 15628 44 Street

Area Edmonton
Subdivision Brintnell
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 3H2

Amenities

Amenities Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water

Natural Gas, Smart/Program. Thermostat, See Remarks

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave

Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-2, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary McLeod School

Middle Steele Heights School
High Queen Elizabeth School

Additional Information

Date Listed October 5th, 2025

Days on Market 10

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 October 15th, 2025 at 4:02pm MDT