

## \$399,900 - 3906 161 Avenue, Edmonton

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MLS® #E4458449

**\$399,900**

3 Bedroom, 1.50 Bathroom, 1,241 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Possible Side Entrance!! Welcome to this charming and affordable SINGLE-FAMILY home nestled in the community of BRINTNELL. This freshly painted home offers stylish and modern finishes with laminate flooring and New lights throughout. The Bright and inviting living room features a large front window and a cozy gas fireplace, perfect for relaxing evenings. The kitchen provides ample cabinet space and a pantry for extra storage, seamlessly connected to the Dining Area, Half Bath and a convenient mudroom with main floor laundry. Upstairs, the Primary bedroom includes a walk-in closet, accompanied by Two Additional bedrooms and a Full bathroom. The unfinished basement offers great potential for future development, whether for added living space, a bedroom, or storage. Outside, enjoy a FULLY fenced backyard and a 20'x20' concrete parking pad. Ideally located near schools, shopping, transit, and quick access to Anthony Henday Drive, this home is a perfect choice for first-time buyers or growing families.

Built in 2006

### Essential Information

MLS® # E4458449

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,241                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3906 161 Avenue |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3J8         |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, Detectors Smoke    |
| Parking   | Parking Pad Cement/Paved |

### Interior

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                         |
| Stories      | 2                                                                                 |
| Has Basement | Yes                                                                               |
| Basement     | Full, Unfinished                                                                  |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                |

**Additional Information**

Date Listed               September 17th, 2025  
Days on Market        2  
Zoning                    Zone 03

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Listing information last updated on September 18th, 2025 at 10:47pm MDT