

## \$450,000 - 133 Brintnell Boulevard, Edmonton

MLS® #E4463014

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,454 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

**CORNER LOT | MASSIVE GARAGE | MODERN UPGRADES** Welcome to this well-maintained 3 bed, 2.5 bath family home on a rare oversized corner lot in Brintnell! This bright 2-storey boasts a spacious open layout with hardwood floors, a cozy front living room, and a large eat-in kitchen with breakfast nook. Upstairs features 3 comfortable bedrooms including a primary suite with 4-piece ensuite and walk-in closet. The 28x26 detached garage is a dream for car lovers, hobbyists, or anyone needing extra space. Recent upgrades include: new shingles (2023) with 50-year warranty, AC, tankless water heater, high-efficiency furnace (2021), water softener & plumbing upgrades (2022), insulation (2024), and a new deck (2020). The unfinished basement is bathed in natural light and offers secondary suite potential. Fully landscaped and fenced, steps to the park, transit, schools, and Manning Town Centre with quick access to Anthony Henday. (Photos that have been digitally staged or modified.)

Built in 2006

### Essential Information

MLS® # E4463014

Price \$450,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,454                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 133 Brintnell Boulevard |
| Area        | Edmonton                |
| Subdivision | Brintnell               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5Y 3L9                 |

### Amenities

|                |                                                                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Front Porch, Hot Water Instant, Hot Water Natural Gas, Hot Water Tankless, No Animal Home, No Smoking Home, R.V. Storage, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                           |
| Parking        | Double Garage Detached, Over Sized                                                                                                                                                                          |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Stories           | 2                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                              |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 03            |

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Listing information last updated on October 28th, 2025 at 9:32pm MDT