

Courtesy Of Steven Manchuk Of Initia Real Estate

## \$389,900 - 3908 161 Avenue, Edmonton

MLS® #E4462350

**\$389,900**

3 Bedroom, 1.50 Bathroom, 1,259 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

This bright and beautiful two-storey home in Brintnell is bursting with charm and ready for its next lucky owner! Whether you're a first-time buyer or savvy investor, this gem offers unbeatable value in one of Edmonton's most sought-after neighborhoods. Step into a sun-soaked living room with a large south-facing window that fills the space with warmth. The open kitchen and dining area are perfect for hosting, featuring a central island, walk-in pantry, and plenty of storage. Open the back door to enjoy the spacious yard and deck—ideal for summer BBQs and backyard fun. Upstairs, you'll find three inviting bedrooms, including a generous primary suite with direct access to the main four-piece bath. The fully finished basement adds even more living space, perfect for movie nights, playtime, or a home gym, plus laundry and storage. With new shingles in 2023 and a location close to schools, shopping, Anthony Henday, and Manning Town Centre, this home is a total win. Don't miss out!

Built in 2006

### Essential Information

MLS® # E4462350

Price \$389,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,259                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3908 161 Avenue |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3J8         |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | See Remarks                                                  |
| Parking Spaces | 2                                                            |
| Parking        | Front/Rear Drive Access, No Garage, Parking Pad Cement/Paved |

### Interior

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

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Vinyl                                                                      |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles                                                                            |

|              |                      |
|--------------|----------------------|
| Construction | Wood, Asphalt, Vinyl |
| Foundation   | Concrete Perimeter   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 03            |

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Listing information last updated on October 18th, 2025 at 4:17pm MDT