# \$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.



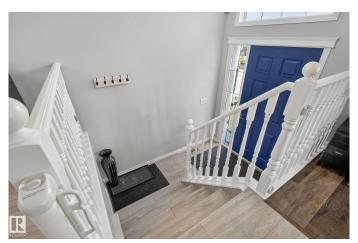
# **Essential Information**

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 11

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 16th, 2025 at 12:02am MDT