

**\$575,000 - 16009 49 Street, Edmonton**

MLS® #E4443798

**\$575,000**

3 Bedroom, 3.00 Bathroom, 2,385 sqft  
Single Family on 0.00 Acres

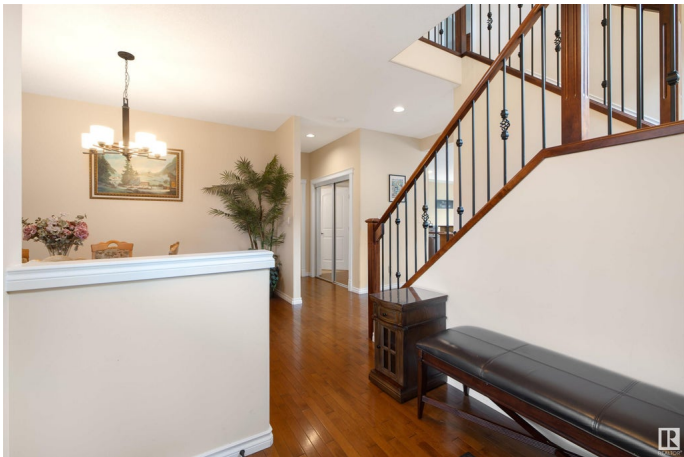
Brintnell, Edmonton, AB

In the heart of Brintnell, this 3-bedroom home offers thoughtful design and everyday comfort. The main floor features a bright, open living space, large windows, and a functional kitchen with ample cabinetry, modern finishes, and a walk-in pantry. Upstairs, the spacious primary bedroom includes a walk-in closet and an ensuite with a soaker tub and separate shower, while two additional bedrooms, a bonus room and a full bath complete the upper level. The finished basement adds extra living space with a sleek wet bar, perfect gym/den, half bath, and large family room. Outside, enjoy a private backyard complete with dura deck, aluminum railing, a shed and dog run. This home also offers central air, an updated roof and hot water tank.

Built in 2007

**Essential Information**

MLS® #	E4443798
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,385
Acres	0.00



Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16009 49 Street
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0G7

### Amenities

Amenities	Crawl Space, Wet Bar, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 22nd, 2025
Days on Market	17

## 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 July 9th, 2025 at 12:03pm MDT