

## \$544,900 - 4708 164 Avenue, Edmonton

MLS® #E4445171

**\$544,900**

4 Bedroom, 3.00 Bathroom, 1,646 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Beautiful property, fantastic layout Impeccably maintained, original owner home offering style, comfort, and functionality. The main floor features a bright, updated kitchen with quartz countertops, quality tile backsplash, oak cabinetry, walk-in pantry, and a spacious island—perfect for cooking and entertaining.

An abundance of windows fills the open-concept living and dining areas with natural light. On the main floor and upper level you will find 3 rarely sized spacious bedrooms.

The fully finished basement is ideal for relaxing or entertaining, featuring a large family/rec room with french doors, a wet bar, an additional bedroom, full bathroom, & wiring for multiple TVs—ready for your media setup.

Enjoy year-round comfort with central A/C and a newer hot water tank (2021). Outside, a two-tiered deck overlooks the fenced backyard—perfect for family gatherings or quiet evenings in a hot tub. Impeccably cared for, this property is a move-in ready gem in a desirable location!

Built in 2006

### Essential Information

MLS® # E4445171

Price \$544,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,646
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4708 164 Avenue
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0A5

### **Amenities**

Amenities	Air Conditioner, Deck, Front Porch, Hot Tub, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 1st, 2025
Days on Market	4
Zoning	Zone 03

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