



## Edmonton Alberta

\$419,900

Bi-level home located in the community of Brintnell, offering over 1,600 sq. ft. of developed living space. The property features 4 bedrooms and 2 full bathrooms, with 2 bedrooms on the main floor and 2 additional bedrooms in the developed basement. Seller-reported updates include interior paint, vinyl flooring, light fixtures, blinds, hot water tank, front entry door, and partial roof replacement completed in 2024. Additional improvements include a fence and garage constructed in 2025, and a water softener installed in 2026.

Located near parks, schools, shopping at Manning Town Centre, public transportation, and Clareview Transit Centre, with access to Manning Drive and Anthony Henday Drive. The property's layout and location may appeal to a variety of buyers, including those seeking additional living space and investors. Some photos are Virtually Staged. (id:6769)

Family room 12'10" x 20'9"

Bedroom 3 9'5" x 13'7"

Bedroom 4 8'5" x 14'

Living room 9'8" x 10'9"

Dining room 9'8" x 6'6"

Kitchen 9'8" x 16'1"

Primary Bedroom 8'11" x 16'9"

Bedroom 2 8'10" x 15'9"

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



**RE/MAX River City**

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