



## 4615 161 Avenue Edmonton AB

\$399,900

Great affordable Bi-Level in sought after Brintnell. This is the perfect starter home in a Family Friendly neighbourhood is close to Schools & Shopping. This 2 bedroom 2 bathroom home has a formal dining area just off the Kitchen as well as a Counter Island Bar Stool Space. This room could double as a front sitting room or small play/study area for the kids instead. The Primary Bedroom has an ensuite with 3 piece Bath. Just off the rear Living Room area is the back door which leads on to the Sunny South Facing Dura Deck. Easy access to the Manning Freeway & Anthony Henday if you travel to Nmao, Ft Sask, St Albert, Refineries or Sherwood Park for work. Basement is unfinished with Laundry room.

Listing Presented By:



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