

# \$539,000 - 4308 155 Avenue, Edmonton

MLS® #E4452318

**\$539,000**

4 Bedroom, 3.00 Bathroom, 1,479 sqft  
Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Beautifully updated 4-bedroom, 3-bath bi-level in sought-after Brintnell with 1,479 sq. ft. above grade plus a 1,030 sq. ft. fully finished basement for over 2,500 sq. ft. of total living space. Freshly painted with brand new appliances and quartz countertops, brand new Shingles (2023), this home is truly move-in ready. The bright main floor features a spacious living room, stylish kitchen, dining area, and a large primary suite with walk-in closet and 4-piece ensuite. Two additional bedrooms and a full bath complete the main level. The finished basement offers a huge rec room, cozy family room with fireplace, fourth bedroom, full bath, laundry, and storage. Steps from a beautiful pond and walking trails, and walking distance to Manning Town Centre with Movati gym, Cineplex, shopping, and dining. Close to schools and transit. Perfect for families seeking comfort, space, and a prime north Edmonton location.



Built in 2004

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452318  |
| Price      | \$539,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,479                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4308 155 Avenue |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3G9         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, No Smoking Home  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| Is Waterfront  | Yes                    |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                 |
| Fireplace         | Yes                                                                                                                                       |
| Fireplaces        | Insert                                                                                                                                    |
| Stories           | 3                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                            |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                          |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 28                |
| Zoning         | Zone 03           |

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Listing information last updated on September 6th, 2025 at 9:47pm MDT