

## \$579,900 - 3812 163 Avenue, Edmonton

MLS® #E4445678

**\$579,900**

4 Bedroom, 3.00 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

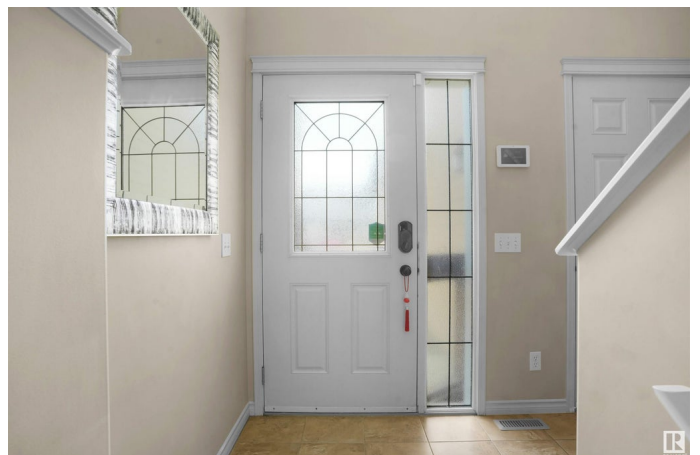
Brintnell, Edmonton, AB

Welcome to this stunning, move-in ready former showhome! The Daytona Sentra IV features vaulted ceilings, walnut hardwood, and a well-appointed kitchen with ginger maple cabinets, fully upgraded Quartz countertops, and corner pantry. Enjoy flexible dining with a breakfast nook and formal dining room. The main floor offers a bedroom and full bath. Upstairs, unwind in your private primary retreat with a large walk-in closet and beautiful ensuite featuring Quartz countertops, a jetted tub, and double sinks. The fully finished basement boasts a family room with a fireplace, two additional bedrooms, and a 3-piece bath. Exterior includes Eldorado stone accents, an 18x12 patio with a pergola, full landscaping, and a finished 24x24 garage. Enjoy central A/C, built-in speakers, and a security system. Superbly located near amenities, this home has everything you need!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445678  |
| Price          | \$579,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,485     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2007                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3812 163 Avenue |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0G6         |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Air Conditioner, Ceiling 9 ft., Gazebo, No Smoking Home, Patio, Vaulted Ceiling |
| Parking Spaces | 4                                                                                                   |
| Parking        | Double Garage Attached                                                                              |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Glass Door, Heatilator/Fan, Mantel                                                                     |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                  |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 3rd, 2025

Days on Market                1

Zoning                            Zone 03

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Listing information last updated on July 4th, 2025 at 7:32am MDT