

## **\$249,000 - 38, 171 Brintnell Boulevard Nw, Edmonton**

MLS® #E4243678

### **\$249,000**

2 Bedroom, 2.00 Bathroom, 1,090 sqft  
Condo / Townhouse on 0.06 Acres

Brintnell, Edmonton, AB

Well maintained townhouse condominium, with walkout basement. Total liveable area is 1541.54 Sq.Ft. Complex is across from the park, walking distance to shops, stores, Tim Horton's. Parking is a single garage with paved parking for 2 vehicles. Well sought after neighborhood. BBQ outlet to rear deck, stainless steel appliances, central vac, corner fireplace, Laminate flooring and slate tile at main entrance. Easy access to 153 Avenue and minutes from Yellowhead and Anthony Hendai.

Built in 2006

### **Essential Information**

MLS® #	E4243678
Price	\$249,000
Bedrooms	2
Bedrooms Above Grade	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,090
Acres	0.06
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey



Status ACTIVE

### Community Information

Address 38, 171 Brintnell Boulevard Nw  
Area Edmonton  
Community Brintnell  
Condo Brintnell Landing  
City Edmonton  
County ALBERTA  
State AB  
Zip Code T5Y 0C6

### Amenities

Features Deck, Laundry-Same Floor  
Parking Spaces 3  
Parking Front Drive Access, Single Garage Attached  
# of Garages 1  
Garages 5.75x3.39

### Interior

Interior Carpet, Laminate Flooring, Slate  
Interior Features Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan  
Heating Forced Air-1  
Fireplace Yes  
Fireplaces Gas, Corner, Stone Facing  
# of Stories 3  
Has Basement Yes  
Basement Fully Finished, Full

### Exterior

Exterior Stone, Vinyl  
Exterior Features Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood Frame  
Foundation Concrete

### School Information

High

Dr. Donald Massey

**Additional Information**

Date Listed            May 12th, 2021

Condo Fee             \$268

Disclaimer: Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on July 29th, 2021 at 9:16pm CDT