

\$434,900 - 15628 44 Street, Edmonton

MLS® #E4460957

\$434,900

2 Bedroom, 1.50 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Welcome to over 1200 sqft of comfort in the desirable Brintnell community. The main floor offers a smart and functional layout featuring a spacious primary bedroom with a private 2-piece ensuite. A bright living room, well-equipped kitchen, and cozy dining area create a warm and inviting atmosphere. An additional bedroom and a full 4-piece bathroom provide extra flexibility for family, guests, or a home office. The unfinished basement includes the laundry area and offers endless potential—whether you envision a rec room, gym, or additional living space, the choice is yours. 2 additional bedrooms have already been framed in. Step outside to a true backyard retreat, enjoy relaxing or entertaining on the deck while the low-maintenance yard adds convenience to your lifestyle. A double detached garage at the back offers secure parking and extra storage. Perfect for first-time buyers, downsizers, or investors, this home blends comfort and opportunity in a well-established, family-friendly neighborhood.

Built in 2005

Essential Information

MLS® # E4460957

Price \$434,900

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,206
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	15628 44 Street
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3H2

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Smart/Program. Thermostat, See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	McLeod School
Middle	Steele Heights School
High	Queen Elizabeth School

Additional Information

Date Listed	October 5th, 2025
Days on Market	8
Zoning	Zone 03

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