

## \$379,900 - 15628 44 Street, Edmonton

MLS® #E4465810

**\$379,900**

2 Bedroom, 1.50 Bathroom, 1,208 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

BEAUTIFUL BRINTNELL 2 bedrooms , 2 bathrooms, with newer flooring , newer paint and CENTRAL AIR CONDITIONING! MASSIVE primary bedroom with ensuite, Large second bedroom.Huge kitchen with plenty of cabinets and counter space . Huge living room with vinyl plank flooring.Basement is partially finished that has been framed.Back yard has deck and DOUBLE GARAGE! Home has been very well cared for and is SPOTLESS at ALL TIMES! Located very close to spray park, walking paths ,and pond .Manning Town Centre very close . This home is a MUST TO VIEW! Expect to be IMPRESSED!

Built in 2005

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4465810      |
| Price          | \$379,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,208         |
| 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      | Detectors Smoke        |
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Lake Access Property |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 7                   |
| Zoning         | Zone 03             |

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Listing information last updated on November 21st, 2025 at 6:32am MST