

## \$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 | 9                 |
| Zoning         | Zone 03           |

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Listing information last updated on October 14th, 2025 at 9:02am MDT