

## \$610,000 - 3711 163 Avenue, Edmonton

MLS® #E4434581

**\$610,000**

3 Bedroom, 2.50 Bathroom, 2,227 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Hitting the market for the first time in 16 years, this remarkable custom-built residence combines timeless elegance with high-end upgrades that make it truly one-of-a-kind. Upon entry, youâ€™re greeted by an open-to-below foyer that fills the home with an abundance of natural light. The exquisite craftsmanship is evident in every detail, from the stunning iron railings to the imported crystal chandeliers that add a touch of sophistication to every room. Hand-painted 18k gold leaf trims enhance the elegance of the space, showcasing the level of care and quality invested in this home. The spacious layout flows effortlessly, offering tons of natural light throughout and ample room for family gatherings and entertaining. The low-maintenance private yard provides a serene retreat, perfect for relaxation or hosting guests. With two 20-foot columns right outside your front door this house -inside and out - makes you feel like your home away from home. This home is truly a rare find.

Built in 2009

### Essential Information

MLS® # E4434581

Price \$610,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,227
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3711 163 Avenue
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0H9

### Amenities

Amenities	No Smoking Home, Parking-Extra
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Donald Massey School
Middle	Dr. Donald Massey School
High	M.E. LaZerte School

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	69
Zoning	Zone 03

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