

## \$530,000 - 1403 16 Avenue, Edmonton

MLS® #E4436745

**\$530,000**

4 Bedroom, 3.5 Bathroom, 1,475 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

FULLY FINISHED BASEMENT (IN-LAW SUITE) WITH SIDE ENTRANCE! This IMMACULATE 2021 built 2-storey OPEN CONCEPT REAR DETACHED home features 4 BEDS, 3.5 BATHS, A LARGE BONUS/FLEX ROOM with approx. 1500 sq.ft of living space. This house is filled with premium finishes including 9 ft. ceilings, LARGE FULLY LANDSCAPED & FENCED YARD and DECK. Main Floor boasts a large living room featuring gleaming Vinyl Plank Flooring, Spacious Dining/Nook, 2 pc Bath and Modern Kitchen including SS appliances & large pantry. The Upper floor features a total of 3 bedrooms & Bonus/Flex Room! The master bedroom boasts a large walk-in closet and a 4-pc ensuite. Large BONUS/FLEX Room, 4-pc bathroom and two other good size bedrooms complete the upper level. Walking Distance to Schools, Parks, Bus Stops, Meadows Rec Center and Shopping. Close to major intersections, Highways and Airport. A MUST SEE!!! Hurry...

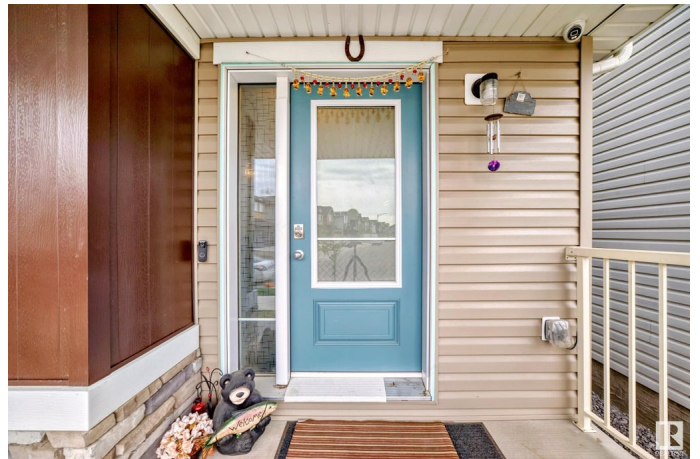
Built in 2021

### Essential Information

MLS® # E4436745

Price \$530,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,475                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1403 16 Avenue |
| Area        | Edmonton       |
| Subdivision | Aster          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2N7        |

### Amenities

|                |                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 2                                                                                                                               |
| Parking        | Parking Pad Cement/Paved                                                                                                        |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Finished                                                                       |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                           |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 30        |

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Listing information last updated on June 8th, 2025 at 11:32pm MDT