

## \$499,800 - 1527 16 Avenue, Edmonton

MLS® #E4441428

**\$499,800**

4 Bedroom, 3.50 Bathroom, 1,414 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

Walk to park/school/transit/restaurants...North facing detached home offers ample light throughout the day. The main floor has a 9 ft ceiling, an upgraded kitchen with SS appliances, a decent sized living room, a rear dining area and a 2 pc bath. The upper level has 3 spacious bedrooms, 2 full baths, a laundry room and a bonus room. The fully finished basement has accessibility from side, with a private entrance. The basement has been developed with a bedroom, a full bath, a kitchen/living room and separate laundry. Landscaping has been completed and there is a rear concrete pad for parking 2 vehicles.

Built in 2022

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4441428               |
| Price          | \$499,800              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,414                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1527 16 Avenue |
| Area        | Edmonton       |
| Subdivision | Aster          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2N9        |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Parking Pad Cement/Paved        |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, 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, Vinyl  |
| Exterior Features | Back Lane, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 30        |

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Listing information last updated on July 13th, 2025 at 5:32am MDT