

## \$525,000 - 1239 16 Avenue, Edmonton

MLS® #E4446007

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,292 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

featuring 9' ceilings, Luxury Vinyl Plank flooring, and a bright, open layout. The kitchen offers quartz countertops, soft-close cabinets, and a spacious pantry. Upstairs, with additional 2 bedroom enjoy a laundry area and a primary suite with a walk-in closet and 4-piece ensuite. Includes a fully finished 1-bedroom basement with separate side entry, kitchen, and full bath.

Built in 2023

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4446007               |
| Price          | \$525,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,292                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

Address 1239 16 Avenue



|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Aster    |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5J 3S9  |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking Spaces | 2                                              |
| Parking        | Parking Pad Cement/Paved                       |

### Interior

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

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                   |
| Exterior Features | Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Stone, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 30        |

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Listing information last updated on July 29th, 2025 at 9:02am MDT