

## \$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...

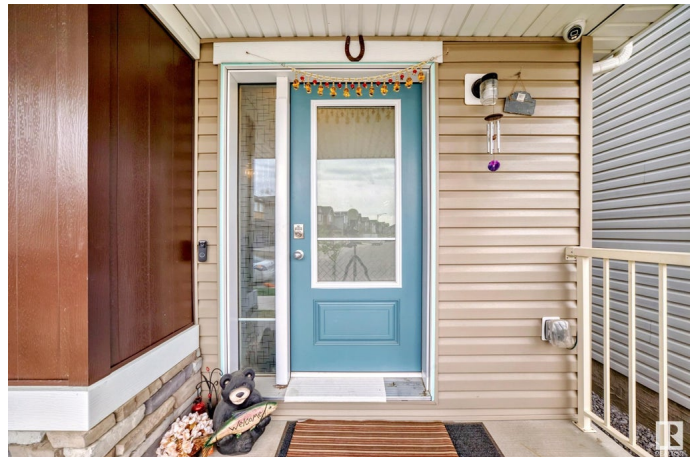
Built in 2021

### 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	23
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 7th, 2025 at 8:47pm MDT