

Courtesy Of Puneet Sharma Of Save Max Real Estate Inc.

## \$584,900 - 1311 16 Avenue, Edmonton

MLS® #E4429693

**\$584,900**

5 Bedroom, 4.00 Bathroom, 1,789 sqft  
Single Family on 0.00 Acres

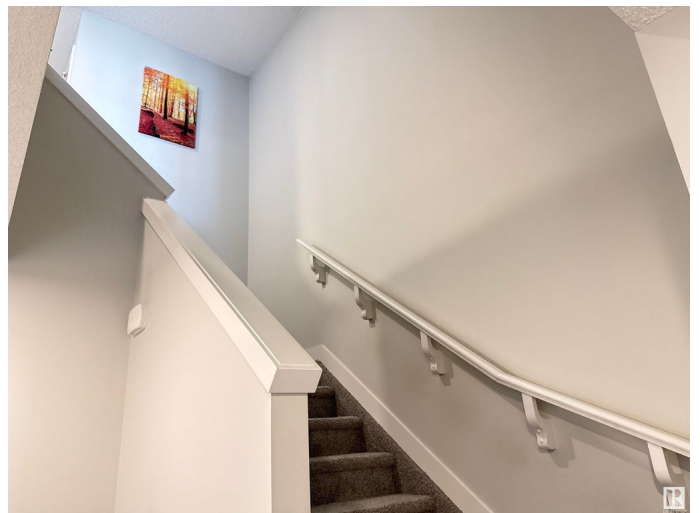
Aster, Edmonton, AB

Finished 1+Den LEGAL SUITE in Aster! Home offering nearly 2,300 SQFT of total living space! This beautiful 5-bedroom, 4-bathroom home features a MAIN FLOOR BEDROOM and FULL BATH. The home boasts a bright and spacious main floor with 9-ft ceilings, high-velocity furnace, triple-pane BIG SIZE windows, and a large carport ready for the future addition of an oversized garage. Enjoy the comfort of an on-demand hot water tank and kitchen featuring a mosaic backsplash, thermofoil cabinets and Energy Star-rated stainless-steel appliances, sleek quartz countertops. The south-facing backyard is perfect for soaking in the sun. Upstairs, you'll find a generous bonus room, a massive master suite with a WC, two additional well-sized bedrooms, and convenient upper-floor laundry. The fully finished, legal basement is designed with premium finishes, including stylish vinyl grey flooring, a jaw-dropping kitchen with under-cabinet lighting, and a modern bathroom with contemporary tiles and lighting. This home is a must-see!

Built in 2023

### Essential Information

MLS® #	E4429693
Price	\$584,900



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,789
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1311 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., Detectors Smoke, Front Porch, Hot Water Instant, Hot Water Tankless, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Recreation Room/Centre, HRV System
Parking	220 Volt Wiring, Double Carport, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Hood Fan, Humidifier-Power(Furnace), Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star, Window Coverings
Heating	Forced Air-1, Hot Water, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Back Lane, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            April 8th, 2025

Days on Market      9

Zoning                 Zone 30

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Listing information last updated on April 17th, 2025 at 9:02pm MDT