

## \$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	8
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 16th, 2025 at 9:47pm MDT