\$1,295,000 - 16608 9 Street, Edmonton

MLS® #E4454665

\$1,295,000

7 Bedroom, 6.50 Bathroom, 3,675 sqft Single Family on 0.00 Acres

Horse Hill Neighbourhood 1A, Edmonton, AB

Timeless luxury meets functional design in this 7-bed, 6.5-bath home with thoughtful upgrades throughout. Enter through a stunning 20-ft foyer into bright, open living spaces with 9-ft ceilings on all levels. The main kitchen boasts a massive island, complemented by a fully equipped spice kitchen. Upstairs, find 5 bedrooms with private ensuites & walk-in closets, including a master with balcony and spa-style Jacuzzi ensuite. The finished basement offers a separate entry, 2 bedrooms, full bath, wet bar, theatre, and rec space. Year-round comfort is ensured with dual furnaces, A/C, HRVs, water RO, and more. Outside, enjoy a heated triple garage with tandem space, RV parking, deck with BBQ gas line, and custom garden bed. Ideally located near scenic trails and a community golf courseâ€"this home truly has it all!







Built in 2017

Essential Information

MLS® # E4454665

Price \$1,295,000

Bedrooms 7

Bathrooms 6.50

Full Baths 6

Half Baths 1

Square Footage 3,675

Acres 0.00 Year Built 2017

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 16608 9 Street

Area Edmonton

Subdivision Horse Hill Neighbourhood 1A

City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 0P6

Amenities

Amenities Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet

Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, Patio, R.V. Storage, Recreation Room/Centre, Wet Bar, See Remarks, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ

Hookup, Natural Gas Stove Hookup

Parking Triple Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dryer, Garage Control, Garage Opener,

Oven-Microwave, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two,

Stoves-Two, Dishwasher-Two, Garage Heater

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces See Remarks

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Concrete, Stone, Stucco

Exterior Features Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Picnic Area,

Playground Nearby, Public Transportation, Ravine View, Schools,

Shopping Nearby, Vegetable Garden, See Remarks

Roof Asphalt Shingles

Construction Concrete, Stone, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed August 25th, 2025

Days on Market 68

Zoning Zone 51

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