

## \$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

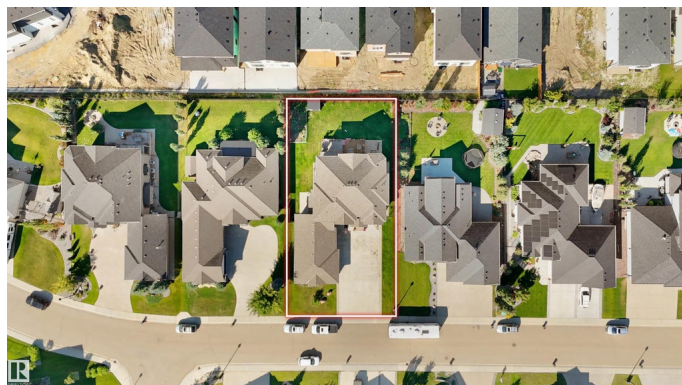
Horse Hill Neighbourhood 1A, Edmonton, AB

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 course—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
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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	4
Zoning	Zone 51

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Listing information last updated on August 29th, 2025 at 1:32pm MDT