# \$645,250 - 1205 16a Avenue, Edmonton

MLS® #E4415752

#### \$645,250

4 Bedroom, 3.00 Bathroom, 2,263 sqft Single Family on 0.00 Acres

Aster, Edmonton, AB

The Assurance Evolve model has everything you need: an oversized double attached garage, separate side entry, 9' ceilings on the main and basement levels, and LVP flooring, all accented by SLD recessed lighting. The foyer leads to a 3pc bath, mudroom with a closet (garage accessible), and a walk-through pantry connecting the open kitchen, nook, and great room. The main floor also includes a bedroom. The kitchen features quartz counters, an eating island, a Silgranite sink, a Moen "Indi" black faucet, microwave shelf, chimeny-style hood fan, tiled backsplash, pendant lighting, and soft-close Thermofoil cabinets. Large windows and sliding patio doors offer backyard access. Upstairs, the primary suite has a 5pc ensuite with double sinks, a soaker tub, a walk-in shower, and a walk-in closet. A bonus room, laundry, and three additional bedrooms with ample closets complete the upper floor. Includes an appliance package, upgraded railings, and basement rough-in plumbing.

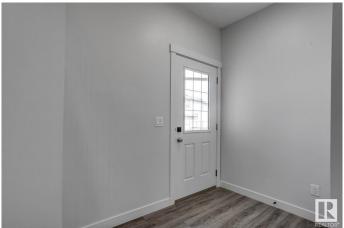
Built in 2024

## **Essential Information**

MLS® # E4415752 Price \$645,250

Bedrooms 4







Bathrooms 3.00

Full Baths 3

Square Footage 2,263

Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 1205 16a Avenue

Area Edmonton

Subdivision Aster

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2V1

### **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No

Smoking Home, Smart/Program. Thermostat, HRV System

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener,

Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Flat Site, No Back Lane, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed December 10th, 2024

Days on Market 137

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 April 26th, 2025 at 1:32pm MDT