

# **\$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

**1+DEN LEGAL SUITE IN ASTER!** Home offering nearly 2,300 SQFT of living space! This beautiful 5-bedroom, 4-bathroom, home features a **MAIN FLOOR BEDROOM & FULL BATH**. The home boasts a bright and spacious main floor with 9-ft ceilings, high-velocity furnace, on-demand hot water tank, triple-pane **BIG SIZE** windows, **THE FRONT FACIA JUST GOT A FRESH COAT OF PAINT** and a large carport ready for the future addition of an oversized garage. 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 W/C, two additional well-sized bedrooms, and an upper-floor laundry. The legal basement is designed with premium finishes, including stylish 6.5mm vinyl flooring, a kitchen with under-cabinet lighting, modern bathroom and **SMART C/USB WALL PLUGS**. This home is a **MUST-SEE CLOSE TO SCHOOLS, PARK AND ANTHONY HENDAY**

Built in 2023

## **Essential Information**

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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 Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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	25
Zoning	Zone 30

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