

## \$549,900 - 1304 16 Street, Edmonton

MLS® #E4424315

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,559 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

Welcome to this stunning home in Aster! Featuring 4 SPACIOUS BEDROOMS & A DEN—3 upstairs and 1 + Den in the FULLY FINISHED BASEMENT—this home offers ample space for growing families. The open-concept living and dining area with 9-foot ceilings creates an airy and inviting atmosphere. A half bath is conveniently located on the main floor. The L-shaped kitchen boasts QUARTZ COUNTERTOPS, an island, and a pantry, making it perfect for cooking and entertaining. The versatile LOFT/BONUS AREA adds flexibility to the space. Upstairs, the primary bedroom includes a 4-PIECE ENSUITE, along with two additional bedrooms, a full bath, and a dedicated laundry room. The BASEMENT FEATURES 1 BEDROOM + A DEN, A SECOND KITCHEN and a full bathroom, adding 580 sq. ft. of living space—ideal for guests or your in-laws! With a parking pad and room to build a garage, this home has it all. Close to schools, shopping and more!

Built in 2022

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4424315  |
| Price    | \$549,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,559                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 1304 16 Street |
| Area        | Edmonton       |
| Subdivision | Aster          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1J1        |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Recreation Room/Centre, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                       |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            March 6th, 2025  
Days on Market      44  
Zoning                Zone 30

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