\$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.

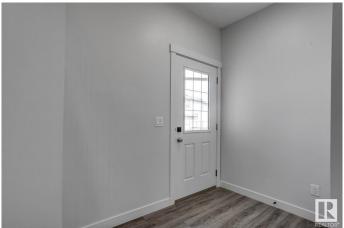
Built in 2024

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 143

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 May 2nd, 2025 at 9:17pm MDT