

Courtesy Of David C St. Jean Of Exp Realty

## \$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, chimney-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.

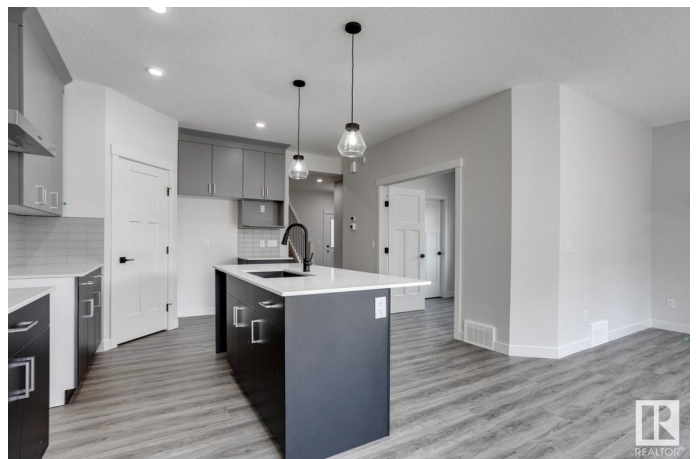
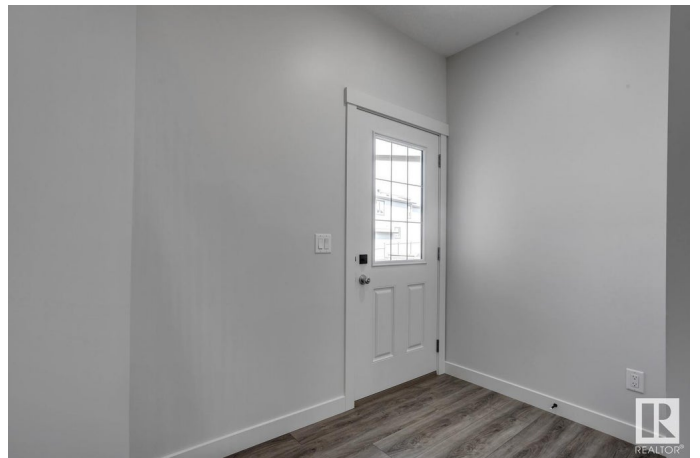
Built in 2024

### 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 | 116                 |
| Zoning         | Zone 30             |

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Listing information last updated on April 5th, 2025 at 3:02am MDT