

## \$552,250 - 1635 16 Avenue, Edmonton

MLS® #E4420762

**\$552,250**

4 Bedroom, 3.50 Bathroom, 1,518 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

The Sansa II combines comfort, beauty & efficiency in this Evolve home. LVP flooring spans the main floor, leading from a welcoming foyer to a bright great room & open dining area. The stylish L-shaped kitchen features quartz counters, an island with a flush eating ledge, a Silgranit sink with window views, ample Thermofoil cabinets with soft-close doors, and a pantry for extra storage. A 1/2 bath near the rear entry leads to a spacious backyard with an option for a detached dbl garage. Upstairs, an open loft & laundry area complement the bright primary suite, boasting a generous walk-in closet & a 4pc ensuite with dbl sinks & glass-enclosed shower. 2 additional bedrooms with ample closet space & full bath complete the upper floor. The 469sqft basement suite includes a bedroom, bath, laundry, kitchen & living room with a separate side entry. With 9â€™™ ceilings on both the main & basement floors & an included app. pkg, the Sansa II is designed for modern living.

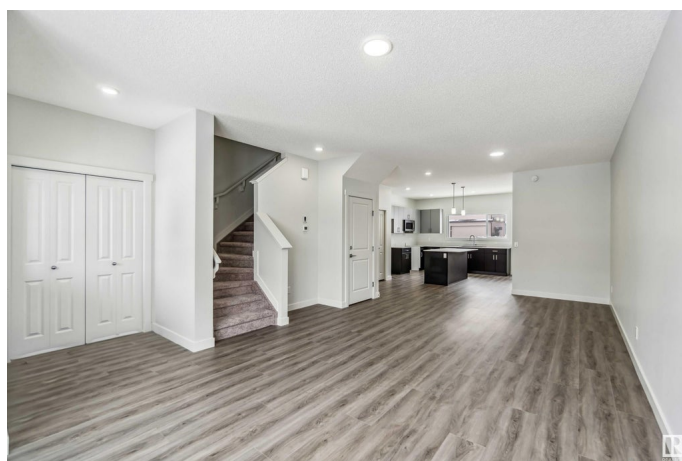
Built in 2024

### Essential Information

MLS® # E4420762

Price \$552,250

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,518                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1635 16 Avenue |
| Area        | Edmonton       |
| Subdivision | Aster          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2S1        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Television Connection |
| Parking   | Parking Pad Cement/Paved  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Jackson Heights School    |
| Middle     | Thelma Chalifoux School   |
| High       | Elder Dr. Francis Whiskey |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 140                |
| 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 June 27th, 2025 at 4:02pm MDT