

\$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 | 142 |
| Zoning | Zone 30 |

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