

## \$609,900 - 1635 16 Avenue, Edmonton

MLS® #E4420762

**\$609,900**

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 \$609,900

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 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	82
Zoning	Zone 30

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