

## \$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	144
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 3rd, 2025 at 5:47am MDT