

Courtesy Of Paul S Lamba Of MaxWell Polaris

## \$549,900 - 1304 16 Street, Edmonton

MLS® #E4424315

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,559 sqft  
Single Family on 0.00 Acres

Aster, Edmonton, AB

Welcome to this stunning home in Aster! Featuring 4 SPACIOUS BEDROOMS & A DEN—3 upstairs and 1 + Den in the FULLY FINISHED BASEMENT—this home offers ample space for growing families. The open-concept living and dining area with 9-foot ceilings creates an airy and inviting atmosphere. A half bath is conveniently located on the main floor. The L-shaped kitchen boasts QUARTZ COUNTERTOPS, an island, and a pantry, making it perfect for cooking and entertaining. The versatile LOFT/BONUS AREA adds flexibility to the space. Upstairs, the primary bedroom includes a 4-PIECE ENSUITE, along with two additional bedrooms, a full bath, and a dedicated laundry room. The BASEMENT FEATURES 1 BEDROOM + A DEN, A SECOND KITCHEN and a full bathroom, adding 580 sq. ft. of living space—ideal for guests or your in-laws! With a parking pad and room to build a garage, this home has it all. Close to schools, shopping and more!

Built in 2022

### Essential Information

MLS® #	E4424315
Price	\$549,900
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,559
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1304 16 Street
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1J1

### **Amenities**

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, Recreation Room/Centre, 9 ft. Basement Ceiling
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 6th, 2025

Days on Market 29

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 April 3rd, 2025 at 10:02pm MDT