

\$1,398,000 - 16910 44 Avenue, Edmonton

MLS® #E4429371

\$1,398,000

5 Bedroom, 3.50 Bathroom, 2,654 sqft
Single Family on 0.00 Acres

Edmonton South Central, Edmonton, AB

City water, agricultural zoning â€“ save on taxes while enjoying a farmhouse lifestyle without compromising the conveniences of city living! Just 5 minutes from Chappelle, this stunning custom-built 2-storey home sits on 1.67 acres overlooking Whitemud Creek Ravine, offering over 3,700 sq ft of finished space and a peaceful, private setting. The spacious foyer with a dramatic curved window wall fills the home with natural light. Upstairs features 3 large bedrooms, 2 full baths, laundry, and a luxurious primary suite with its own deck, walk-in closet, and spa-style 5-pc ensuite. The main floor is open and bright, with a chefâ€™s kitchen boasting granite counters, premium appliances, and a walkthrough pantry. The expansive wrap-around deck provides beautiful ravine views. The fully finished walkout basement includes a rec room with pool table, wet bar, 2 bedrooms, a 4-pc bath, and laundry/utility room.

Built in 2008

Essential Information

MLS® #	E4429371
Price	\$1,398,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,654
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	16910 44 Avenue
Area	Edmonton
Subdivision	Edmonton South Central
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6Y 0J2

Amenities

Amenities	Air Conditioner, Detectors Smoke, Television Connection, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Heated, Over Sized, Parking Pad Cement/Paved, Quad or More Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Vacuum System Attachments, Washer, Window Coverings, Dishwasher-Two, Wet Bar
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, No Back Lane, No Through Road, Park/Reserve, Private Setting, Ravine View, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed April 5th, 2025

Days on Market 9

Zoning Zone 32

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