

## \$719,000 - 1618 16a Street, Edmonton

MLS® #E4448346

**\$719,000**

4 Bedroom, 3.00 Bathroom, 2,329 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

**REGULAR LOT! TWO OPEN-TO-BELOWES!**  
**FULLY UPGRADED!** Welcome to this beautiful home in the sought-after ASTER community. The main floor offers incredible versatility with two spacious living areas with Open-to-belowes, a main-floor bedroom, and a full bathroom. At the heart of the home is an extended kitchen with stylish finishes and a large island, complemented by a SPICE KITCHEN for added functionality. Upstairs, you'll find 3 generously sized bedrooms, including a primary suite with a private ensuite and walk-in closet. The upper level is complete with a full shared bath, BONUS ROOM, and a convenient upper-level laundry room. The unfinished basement includes a SIDE ENTRANCE, offering excellent potential for a future suite or additional living space. A double attached garage with a man door and direct entry completes the thoughtful layout. Close to all Amenities like CHALO FRESHCO And REC Centre.

Built in 2022

### Essential Information

MLS® #	E4448346
Price	\$719,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,329
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1618 16a Street
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2S1

### Amenities

Amenities	Ceiling 9 ft., Patio, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 16th, 2025
Days on Market	7
Zoning	Zone 30



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