# \$715,250 - 1237 16a Avenue, Edmonton

MLS® #E4415754

## \$715,250

4 Bedroom, 3.00 Bathroom, 2,477 sqft Single Family on 0.00 Acres

Aster, Edmonton, AB

The Accolade is a 2477 sq. ft. Evolve model with an oversized double attached garage, separate side entrance, 9' ceilings, and Luxury Vinyl Plank flooring throughout the main. The foyer has a coat closet, walk-in closet, and 3pc bath. A bedroom with a walk-in closet leads to the open kitchen, nook, and great room. The kitchen features quartz countertops, an island, Silgranit sink, Moen "Indie― faucet, microwave shelf, chimney-style hood fan, full-height backsplash, and Thermofoil cabinets with soft-close doors. It also has a large pantry and recessed & pendant lighting. A full spice kitchen is off the kitchen. The great room and nook offer large windows and a garden door to the backyard. The primary suite includes a walk-in closet and a 5-piece ensuite. Upstairs, there's a bonus room, 3pc bath, laundry, and three bedrooms. Features include an appliance package, upgraded railings, basement rough-in plumbing, and extra side windows.



# **Essential Information**

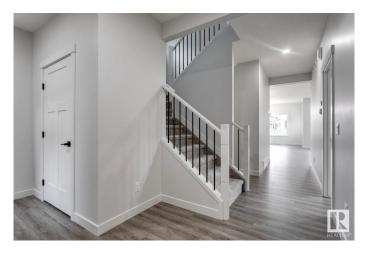
MLS® # E4415754 Price \$715,250

Bedrooms 4

Bathrooms 3.00







Full Baths 3

Square Footage 2,477 Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 1237 16a Avenue

Area Edmonton

Subdivision Aster

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2V1

# **Amenities**

Amenities Ceiling 9 ft., No Animal Home, No Smoking Home, See Remarks

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 Park/Reserve, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary Jackson Heights School

Middle Thelma Chalifoux School

High Dr. Francis Whiskeyjack

## **Additional Information**

Date Listed December 10th, 2024

Days on Market 123

Zoning Zone 30

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