

## \$639,998 - 16531 3 Street, Edmonton

MLS® #E4420662

**\$639,998**

4 Bedroom, 3.00 Bathroom, 2,158 sqft

Single Family on 0.00 Acres

Horse Hill Neighbourhood 1A, Edmonton, AB

Welcome to the "Columbia" built by the award winning Pacesetter homes and is located on a quiet street in the heart of north East Edmonton. This unique property in Quarry Landing offers 2150+ sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you'll find 4 large bedrooms and a good sized bonus room. This is the perfect place to call home. This home also has a side separate entrance perfect for a future basement suite. \*\*\* Home is under construction and the photos being used are from a similar home recently built colors may vary, The home will be complete by this coming August of 2025 \*\*\*

Built in 2025

### Essential Information

MLS® #	E4420662
Price	\$639,998
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	2,158
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16531 3 Street
Area	Edmonton
Subdivision	Horse Hill Neighbourhood 1A
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 6th, 2025
-------------	--------------------

Days on Market 35

Zoning Zone 51

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 March 13th, 2025 at 2:47pm MDT