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

MLS® #E4415754

### \$715,250

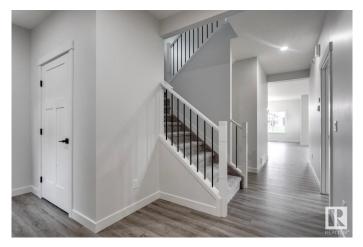
4 Bedroom, 3.00 Bathroom, 2,477 sqft Single Family on 0.00 Acres

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.







Built in 2024

#### **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                   |
| Туре           | 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

| Amenines                               |   |
|--|---|
| Amenities<br>Parking Spaces<br>Parking | Ceiling 9 ft., No Animal Home, No Smoking Home, See Remarks<br>4<br>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 | 144                 |
| Zoning         | Zone 30             |

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Listing information last updated on May 2nd, 2025 at 10:32pm MDT