

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

MLS® #E4448346

**\$719,000**

4 Bedroom, 3.00 Bathroom, 2,329 sqft

Single Family on 0.00 Acres

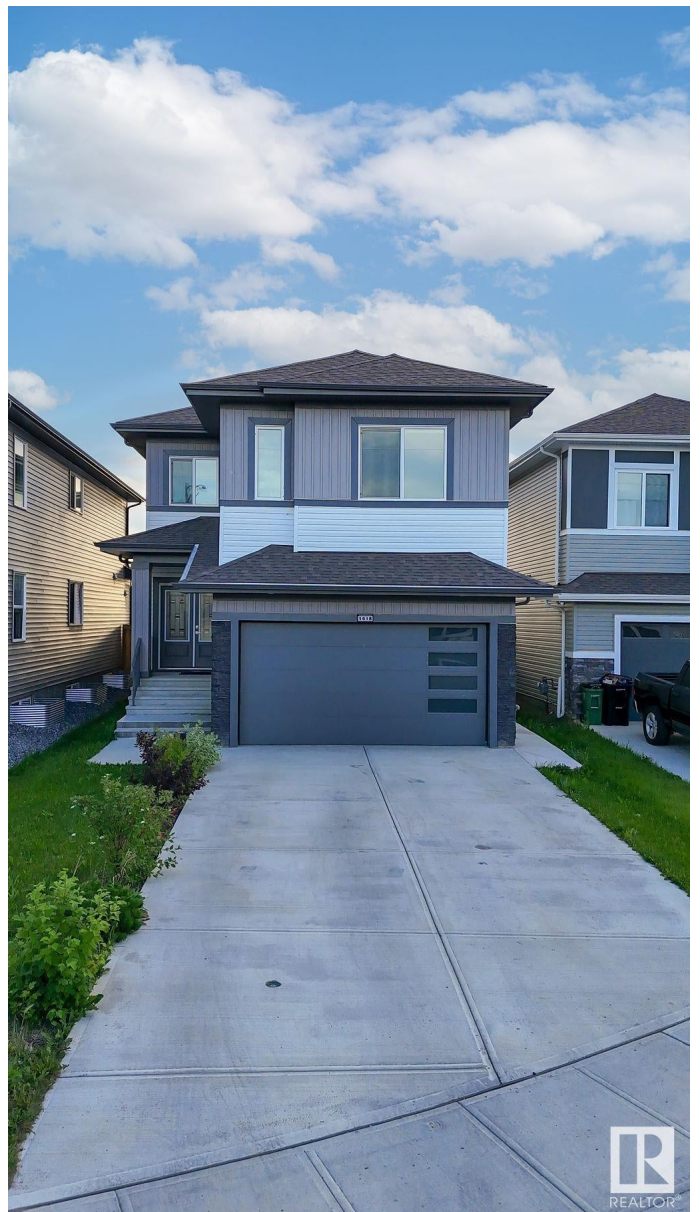
Aster, Edmonton, AB

**REGULAR LOT! TWO OPEN-TO-BELOWS!**  
**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-below, 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 50  
Zoning Zone 30



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