

# \$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 â€œIndieâ€ 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                   |
| 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                141  
Zoning                              Zone 30

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