

## \$484,900 - 1213 16a Street, Edmonton

MLS® #E4455747

**\$484,900**

3 Bedroom, 2.50 Bathroom, 1,702 sqft

Single Family on 0.00 Acres

Aster, Edmonton, AB

Welcome to this stunning single-family home that combines modern design with affordable luxury. Featuring luxury vinyl flooring throughout, upgraded cabinets, stylish lighting, and a sleek electric fireplace, this home offers both comfort and elegance. The open-concept main floor provides a spacious living area with a dining nook that flows into a large, beautifully finished kitchen. Upstairs, the oversized primary bedroom includes a luxurious ensuite, along with two additional bedrooms, a full bathroom, and a huge bonus room perfect for family gatherings or a home office. This home is fully landscaped and includes a deck ideal for outdoor entertaining, plus a spacious unfinished basement that can be customized to suit your family's needs. With a garage parking pad, it is conveniently located within walking distance to the Meadows Rec Centre, Aster Plaza, Chalo FreshCo, the famous chai bar, and offers quick access to major highways. An ideal choice for families seeking quality and convenience in a vibrant

Built in 2023

### Essential Information

MLS® # E4455747

Price \$484,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,702                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1213 16a Street |
| Area        | Edmonton        |
| Subdivision | Aster           |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 2S5         |

### Amenities

|               |                                                  |
|---------------|--------------------------------------------------|
| Amenities     | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking       | Parking Pad Cement/Paved                         |
| Is Waterfront | Yes                                              |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Stories           | 2                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                          |
| Exterior Features | Commercial, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles                                                                                                     |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 20                  |
| Zoning         | Zone 30             |

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Listing information last updated on September 23rd, 2025 at 10:02am MDT