

## \$499,900 - 1213 16a Street, Edmonton

MLS® #E4455747

**\$499,900**

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 \$499,900

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	1
Zoning	Zone 30

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