

# \$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
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      120  
Zoning                 Zone 30

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