

# \$484,000 - 1239 16 Avenue, Edmonton

MLS® #E4462380

**\$484,000**

4 Bedroom, 3.50 Bathroom, 1,284 sqft  
Single Family on 0.00 Acres

Aster, Edmonton, AB

This beautifully designed 2024 built home offers modern comfort and functionality in every corner. The main floor features a bright open layout with a spacious living area, dedicated dining space, and a massive kitchen pantry—perfect for family living and entertaining. Upstairs, you’ll find a generous primary bedroom with a walk-in closet and 4-pc ensuite, plus two additional bedrooms, a full bath, and convenient laundry access. The basement comes with a separate entrance, a spare bedroom, full bath, second kitchen, and separate laundry. Outside, the property is fully landscaped and fenced, offering privacy and outdoor enjoyment. Located close to schools, shopping, parks, and recreation center. Perfect for first time home buyer or for an investor due to the perfect location.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462380  |
| Price          | \$484,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,284     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1239 16 Avenue |
| Area        | Edmonton       |
| Subdivision | Aster          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0S9        |

### Amenities

|           |                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Parking Pad Cement/Paved                                                                        |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Stories           | 3                                                                                                           |
| Has Suite         | Yes                                                                                                         |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Finished                                                                                              |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                           |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Stone, Vinyl                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                           |

### Additional Information

Date Listed            October 16th, 2025

Days on Market      2

Zoning                Zone 30

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Listing information last updated on October 18th, 2025 at 4:02am MDT