

# \$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     20

Zoning               Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 11:47pm MST