

# \$539,500 - 1232 16 Street, Edmonton

MLS® #E4427983

**\$539,500**

3 Bedroom, 2.50 Bathroom, 1,651 sqft  
Single Family on 0.00 Acres

Aster, Edmonton, AB

Step into the future of stylish & functional living with this stunning new Impact Home w/ SEPARATE ENTRANCE. 9-foot ceilings on both the main floor & basement make this home open. The gourmet kitchen is a chef's dream, w/ quartz counters, gorgeous cabinetry, tile backsplash, & S/S appliances. Designed for effortless entertaining, the kitchen flows seamlessly into the spacious living & dining areas. A mudroom/laundry space & half bath complete the main floor. Upstairs, the primary suite is a true retreat, offering a luxurious 4pc ensuite & a generous walk-in closet. Two additional bedrooms, a versatile bonus room, & a modern main bath provide ample space for family & guests. Every Impact Home is built w/ exceptional craftsmanship & attention to detail, all backed by the Alberta New Home Warranty Program for your peace of mind. \*Home is under construction, photos are not of actual home, finishings may vary, some photos virtually staged\*

Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4427983  |
| Price    | \$539,500 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,651                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 1232 16 Street |
| Area        | Edmonton       |
| Subdivision | Aster          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2S3        |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking   | Parking Pad Cement/Paved  |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 28th, 2025  
Days on Market 6  
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 April 3rd, 2025 at 11:47am MDT