

## \$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

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