

## \$699,800 - 10552 16 Avenue, Edmonton

MLS® #E4439121

**\$699,800**

4 Bedroom, 3.50 Bathroom, 2,526 sqft

Single Family on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

A rare find! Meticulously maintained custom built home in prestigious Bearspaw - Steps to Bearspaw Lake & Park! Pride owners spent over \$200K in upgrades over the years! Great curb appeal w/ brick exterior, no maintenance front yard w/ interlocking pavestone driveway & sidewalk. Rich Brazilian cherry H/W on main & second flr. In-floor heating inc garage providing comfort & low energy bills. Main floor features living rm w/ bay windows, formal dining, main flr den w/ access to a 3 pc bath. Kitchen has loads of cabinetry, center island, lrg pantry & upgraded SS appliances & dbl ovens. Well-lit sunroom provides extra space w/ a gas F/P. Lots of chandelier & crown molding. Primary bdrm also has bay window, 5pc ensuite w/ skylight; TWO other bdrm both have W/I closets & sitting benches. Lrg 4th bdrm has an office. F/F bsmt has a lrg rec rm w/ a parquet flr, cold rm & storage rm. Backyard is a gardener's dream w/ lots of shrubs, flowers & stone patios. NEW boiler(2023),all south vinyl windows (2023). Great Home!

Built in 1986

### Essential Information

MLS® # E4439121

Price \$699,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,526                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10552 16 Avenue     |
| Area        | Edmonton            |
| Subdivision | Bearspaw (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 5H9             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Skylight, Vinyl Windows |
| Parking Spaces | 5   |
| Parking        | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | In Floor Heat System, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Keheewin School     |
| Middle     | D.S. MacKenzie      |
| High       | Harry Ainlay School |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 16        |

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Listing information last updated on June 17th, 2025 at 2:47am MDT