

\$549,000 - 10440 16 Avenue, Edmonton

MLS® #E4436548

\$549,000

4 Bedroom, 2.50 Bathroom, 1,622 sqft

Single Family on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

****- Bearspaw - 4 Bedroom - Finished Basement- Attached Garage - Tons of Living Space - Location** Located on an amazing street, this two story has been lovingly updated and cared for. The main level offers a great sized kitchen space including a pantry, dinette and dining area. There are 2 FAMILY ROOMS, or huge open plan. Large back entry with powder room. UPSTAIRS - 3 bedrooms and bathroom with updated tub and shower. A HUGE fully developed basement boasts a large rec room with bar area, bedroom, bathroom, laundry and storage. This home offers tons of living space. Double attached garage, a nice sized, well-kept yard with shed and access to the garage. UPDATES - Furnace and HOT WATER tank 2007, most windows 2008, NEW SHINGLES on roof 2021 including eaves and soffits FACIA!. Garage door 2014, newer exterior doors. Additional highlights include Front-drive access, and proximity to SCHOOLS, PARKS, all amenities. What more would you ask for?

Built in 1983

Essential Information

MLS® # E4436548

Price \$549,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,622
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	10440 16 Avenue
Area	Edmonton
Subdivision	Bearspaw (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5N8

Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	May 15th, 2025
Days on Market	5
Zoning	Zone 16

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