

# \$1,175,000 - 16611 9 St, Edmonton

MLS® #E4444040

**\$1,175,000**

6 Bedroom, 4.50 Bathroom, 3,322 sqft

Single Family on 0.00 Acres

Rural North East South Sturgeon, Edmonton, AB

This luxury with total living space over 5,000Sq ft, custom-built home in Quarry Ridge seamlessly blends elegance and functionality. Upon entry, you're greeted by soaring ceilings, a custom maple open-tread staircase. The formal living room and flex area provide an elegant touch. The chef's kitchen, equipped with a custom spice kitchen, ensures an efficient and enjoyable culinary experience. The open kitchen, living, and dining areas, along with a formal dining room, are perfect for hosting large gatherings. The master bedroom features a luxurious 6-piece spa ensuite with a Jacuzzi tub, steam and spray shower, and two walk-in wardrobes. Two additional bedrooms share a bathroom, while a fourth bedroom boasts a balcony. The basement, includes a theatre room and a recreation room, providing ample space for entertainment and relaxation. The property features a triple garage, large windows, and abundant natural light. The architecture optimally utilizes every corner, making this home both beautiful.

Built in 2015

## Essential Information

MLS® #	E4444040
Price	\$1,175,000



Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,322
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16611 9 St
Area	Edmonton
Subdivision	Rural North East South Sturgeon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0P6

### Amenities

Amenities	See Remarks
Parking	Insulated, Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Gas, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Golf Nearby, No Back Lane, Park/Reserve, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Horse Hill School
Middle	Bessie Nichols School
High	M. E. LaZerte School

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	23
Zoning	Zone 51

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