

## \$645,747 - 16531 3 Street, Edmonton

MLS® #E4420662

**\$645,747**

3 Bedroom, 3.00 Bathroom, 2,158 sqft

Single Family on 0.00 Acres

Horse Hill Neighbourhood 1A, Edmonton, AB

Welcome to the "Columbia" built by the award winning Pacesetter homes and is located on a quiet street in the heart of north East Edmonton. This unique property in Quarry Landing offers 2150+ sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you'll find 4 large bedrooms and a good sized bonus room. This is the perfect place to call home. This home also has a side separate entrance perfect for a future basement suite. \*\*\* Home is under construction and the photos being used are from a similar home recently built colors may vary, The home will be complete by this coming August of 2025 \*\*\*

Built in 2025

### Essential Information

MLS® #	E4420662
Price	\$645,747
Bedrooms	3
Bathrooms	3.00
Full Baths	3





Square Footage	2,158
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16531 3 Street
Area	Edmonton
Subdivision	Horse Hill Neighbourhood 1A
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E9

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 6th, 2025
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Days on Market     177  
Zoning                Zone 51



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