

## \$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
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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	16
Zoning	Zone 16

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Listing information last updated on June 14th, 2025 at 3:17pm MDT