

## \$569,000 - 15160 16 Street, Edmonton

MLS® #E4453420

**\$569,000**

3 Bedroom, 2.50 Bathroom, 1,833 sqft

Single Family on 0.00 Acres

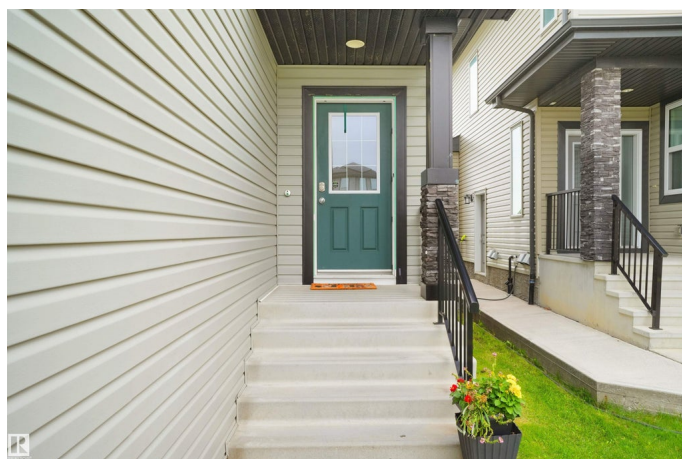
Fraser, Edmonton, AB

Welcome to your dream home! This stunning 1,833 sq ft two-story blends style, comfort, and practicality. The chef's kitchen features brand-new 2025 appliances, including an induction stove, microwave with hood fan, and a spacious fridge with ice maker and water dispenser. Upstairs, find 3 generous bedrooms, 2 full baths, and a convenient half bath on the main floor. The partially finished basement offers great potential, with plumbing for a future bathroom. Enjoy the massive 12'x21' deck—perfect for entertaining—and a yard with raspberry and haskap bushes. A custom storage shed with extra-wide doors and a 7'x7' vinyl shed offer ample storage space. Conveniently located near top-rated schools, shopping, and easy access to the Anthony Henday for quick commutes. For year-round comfort, enjoy central A/C (2023) and a heated garage (2024) with a smart garage door. This home is move-in ready and waiting for you!

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453420  |
| Price     | \$569,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,833                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15160 16 Street |
| Area        | Edmonton        |
| Subdivision | Fraser          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0Y6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings, Stove-Induction, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                               |
| Stories           | 2                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Full, Partially Finished                                                                                                                                                |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Stone, Vinyl                    |
| Exterior Features | Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Stone, Vinyl                    |
| Foundation        | Concrete Perimeter                    |

**Additional Information**

Date Listed            August 16th, 2025  
Days on Market      7  
Zoning                Zone 35

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