# \$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'II 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**

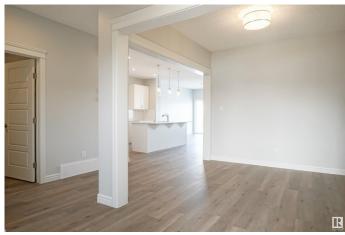
MLS® # E4420662 Price \$645,747

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

Days on Market 137

Zoning Zone 51

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Listing information last updated on June 23rd, 2025 at 1:02am MDT