

## \$539,000 - 10440 16 Avenue, Edmonton

MLS® #E4436548

**\$539,000**

4 Bedroom, 2.50 Bathroom, 1,622 sqft

Single Family on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

\*\*\*\*- Bearspaw - 4 Bedroom - Finished Basement- Attached Garage - Tons of Living Space - Location\*\* Located on an amazing street, this two story has been lovingly updated and cared for. The main level offers a great sized kitchen space including a pantry, dinette and dining area. There are 2 FAMILY ROOMS, or huge open plan. Large back entry with powder room. UPSTAIRS - 3 bedrooms and bathroom with updated tub and shower. A HUGE fully developed basement boasts a large rec room with bar area, bedroom, bathroom, laundry and storage. This home offers tons of living space. Double attached garage, a nice sized, well-kept yard with shed and access to the garage. UPDATES - Furnace and HOT WATER tank 2007, most windows 2008, NEW SHINGLES on roof 2021 including eaves and soffits FACIA!. Garage door 2014, newer exterior doors. Additional highlights include Front-drive access, and proximity to SCHOOLS, PARKS, all amenities. What more would you ask for?

Built in 1983

### Essential Information

MLS® # E4436548

Price \$539,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,622
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10440 16 Avenue
Area	Edmonton
Subdivision	Bearspaw (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5N8

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Keheewin School
Middle	D.S. MacKenzie School
High	Harry Ainlay School

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	10
Zoning	Zone 16

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