

## \$1,398,000 - 16910 44 Avenue, Edmonton

MLS® #E4429371

**\$1,398,000**

5 Bedroom, 3.50 Bathroom, 2,654 sqft

Single Family on 0.00 Acres

Edmonton South Central, Edmonton, AB

City water, agricultural zoning â€“ save on taxes while enjoying a farmhouse lifestyle without compromising the conveniences of city living! Just 5 minutes from Chappelle, this stunning custom-built 2-storey home sits on 1.67 acres overlooking Whitemud Creek Ravine, offering over 3,700 sq ft of finished space and a peaceful, private setting. The spacious foyer with a dramatic curved window wall fills the home with natural light. Upstairs features 3 large bedrooms, 2 full baths, laundry, and a luxurious primary suite with its own deck, walk-in closet, and spa-style 5-pc ensuite. The main floor is open and bright, with a chefâ€™s kitchen boasting granite counters, premium appliances, and a walkthrough pantry. The expansive wrap-around deck provides beautiful ravine views. The fully finished walkout basement includes a rec room with pool table, wet bar, 2 bedrooms, a 4-pc bath, and laundry/utility room.

Built in 2008

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4429371    |
| Price      | \$1,398,000 |
| Bedrooms   | 5           |
| Bathrooms  | 3.50        |
| Full Baths | 3           |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,654                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 16910 44 Avenue        |
| Area        | Edmonton               |
| Subdivision | Edmonton South Central |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6Y 0J2                |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Detectors Smoke, Television Connection, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Heated, Over Sized, Parking Pad Cement/Paved, Quad or More Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Vacuum System Attachments, Washer, Window Coverings, Dishwasher-Two, Wet Bar |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, No Back Lane, No Through Road, Park/Reserve, Private Setting, Ravine View, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 32         |

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Listing information last updated on April 19th, 2025 at 4:47am MDT