

## \$589,900 - 16403 37 Street, Edmonton

MLS® #E4420617

**\$589,900**

6 Bedroom, 3.50 Bathroom, 2,155 sqft  
Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Beautiful 2 Story offers a main floor bedroom/ office, living room, large kitchen, stainless steel appliances, huge island, dining room, gas fireplace, laundry room and 1/2 washroom on the main. Upstairs offers total of 4 beds with a huge Bonus room as well. Master bedroom has a great ensuite with soaker tub and stand up shower. Basement is finished with 2 large bedrooms, living room and a full bath. This home offers total of 6 beds, 3 living room, and 3 and 1/2 bath in total. With such modern colors and light fixtures, beautiful Laminate flooring and ceramic tile this home feels like brand new. Great deck and a large backyard for those summer days. Driveway recently extended which can park 3 cars at a time. Great neighbors and close to all amenities, Anthony henday, manning, hospital, police station, shopping and LRT. Also offers IP VIDEO CAMERA SECURITY SYSTEM

Built in 2009

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4420617  |
| Price      | \$589,900 |
| Bedrooms   | 6         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,155                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 16403 37 Street |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0H9         |

### **Amenities**

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

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                      |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | February 6th, 2025 |
|-------------|--------------------|

Days on Market 59

Zoning Zone 03

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