

\$399,900 - 3518 16 Street, Edmonton

MLS® #E4429554

\$399,900

3 Bedroom, 2.50 Bathroom, 1,350 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

****ALERT**FIRST TIME HOMEBUYERS AND INVESTORS**TAMARACK**POTENTIAL**

SIDE ENTRY**Presenting a beautifully maintained two-storey half duplex located in the desirable Tamarack community. This pet- and smoke-free home is ideal for small families, offering both comfort and convenience. The property features professionally landscaped front and back yards, and is situated just a five-minute walk from a K 9 school, with nearby access to grocery stores, fitness centers, banks, and the Anthony Henday for easy commuting. Inside, you’ll find a spacious kitchen, a cozy living room with a fireplace, and patio doors that open to a low-maintenance composite deck perfect for outdoor entertaining. The upper level includes a generous primary bedroom complete with a four-piece ensuite, two additional bedrooms, and a full bathroom. The PARTIALLY finished basement with drywall work done.

Built in 2010

Essential Information

MLS® # E4429554

Price \$399,900

Bedrooms 3

Bathrooms 2.50



Full Baths	2
Half Baths	1
Square Footage	1,350
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3518 16 Street
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0M6

Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 7th, 2025
Days on Market	14
Zoning	Zone 30

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