

## \$399,900 - 3518 16 Street, Edmonton

MLS® #E4429554

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,350 sqft

Single Family on 0.00 Acres

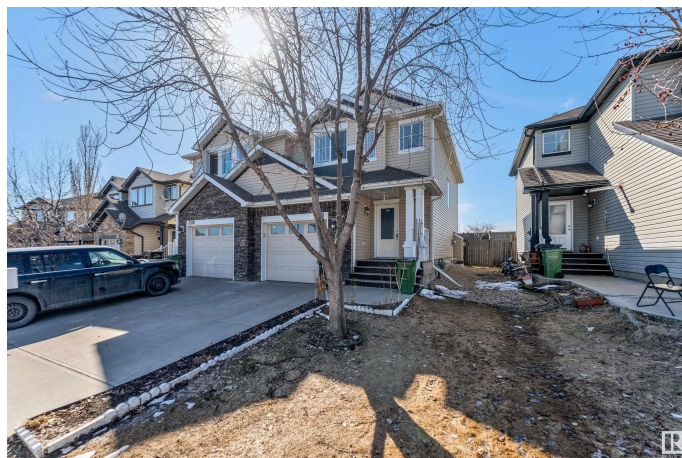
Tamarack, Edmonton, AB

**\*\*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&#8209;9 school, with nearby access to grocery stores, fitness centers, banks, and the Anthony Henday for easy commuting. Inside, you&#8217;ll find a spacious kitchen, a cozy living room with a fireplace, and patio doors that open to a low-maintenance composite deck&#8201;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 | 12              |
| Zoning         | Zone 30         |

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