

## \$479,900 - 10439 16 Avenue, Edmonton

MLS® #E4454738

**\$479,900**

3 Bedroom, 2.00 Bathroom, 1,116 sqft

Single Family on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

Welcome to the highly desirable community of Bearspaw! This immaculate 4-level split is truly move-in ready and perfect for your family. The bright island kitchen and included dining cabinet offer both style and function. Upstairs youâ€™ll find 3 spacious bedrooms and a 4 pc bathroom including a primary suite that easily accommodates a king-size bed along with a 3-piece ensuite. The cozy family room on the lower level boasts a beautiful stone wood-burning fireplaceâ€”ideal for family movie nights or gatherings. There is a rough in for an additional future bathroom which serves as extra storage room at the moment. The basement level provides an office space, more storage, and room to finish to your taste. Newer shingles and carpet on upper level. Complete with an insulated double garage and situated close to schools, shopping, and parks, this home has everything youâ€™ve been looking for!

Built in 1983

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454738  |
| Price      | \$479,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,116                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10439 16 Avenue     |
| Area        | Edmonton            |
| Subdivision | Bearspaw (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 5T1             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Vinyl Windows    |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                        |
| Fireplaces        | Stone Facing                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Partially Finished                                                                                                                                                   |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                           |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Keheewin Elem. |
| Middle     | Steinhauer     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 57                |
| Zoning         | Zone 16           |

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Listing information last updated on October 22nd, 2025 at 4:47am MDT