

## \$565,000 - 3708 16 Street, Edmonton

MLS® #E4450402

**\$565,000**

4 Bedroom, 3.50 Bathroom, 1,753 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Discover this stunning 2-storey gem on a pie-shaped lot in one of Tamarack's most desirable communities. The fully finished basement offers a private in-law suite with its kitchen, full bathroom, spacious bedroom, and a provision for a separate entrance—perfect for added privacy. The bright and open main floor features a large living room, an elegant dining area, and a spacious kitchen ideal for family gatherings. Upstairs features a generous primary bedroom with a private en-suite, two additional bedrooms, a full bathroom, and a large bonus room for extra living space. Enjoy the comfort of a heated, oversized garage, brand new shingles, fresh paint, and newer carpet throughout. Located steps from a K-9 school, and just minutes to the Rec Centre, shopping, and more—with no rear neighbors for extra peace and privacy. This beautifully updated home is move-in ready. Don't miss out!

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450402  |
| Price      | \$565,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,753                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3708 16 Street |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0E2        |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Animal Home, Patio |
| Parking   | Double Garage Attached                       |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                             |
| Fireplace         | Yes                                                                                   |
| Fireplaces        | Mantel                                                                                |
| Stories           | 3                                                                                     |
| Has Suite         | Yes                                                                                   |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Finished                                                                        |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                        |
| Exterior Features | Cul-De-Sac, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                   |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 30         |

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Listing information last updated on August 1st, 2025 at 10:32pm MDT