

\$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, youâ€™ll find a spacious kitchen, a cozy living room with a fireplace, and patio doors that open to a low-maintenance composite deckâ€™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 13
Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 5:17am MDT