

\$645,747 - 16531 3 Street, Edmonton

MLS® #E4420662

\$645,747

3 Bedroom, 3.00 Bathroom, 2,158 sqft

Single Family on 0.00 Acres

Horse Hill Neighbourhood 1A, Edmonton, AB

Welcome to the "Columbia" built by the award winning Pacesetter homes and is located on a quiet street in the heart of north East Edmonton. This unique property in Quarry Landing offers 2150+ sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you'll find 4 large bedrooms and a good sized bonus room. This is the perfect place to call home. This home also has a side separate entrance perfect for a future basement suite. *** Home is under construction and the photos being used are from a similar home recently built colors may vary, The home will be complete by this coming August of 2025 ***

Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | E4420662 |
| Price | \$645,747 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Square Footage | 2,158 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 16531 3 Street |
| Area | Edmonton |
| Subdivision | Horse Hill Neighbourhood 1A |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 4E9 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|--------------------|
| Date Listed | February 6th, 2025 |
|-------------|--------------------|

Days on Market 178
Zoning Zone 51



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Listing information last updated on August 3rd, 2025 at 7:47pm MDT