

## **\$659,900 - 3604 16 Street, Edmonton**

MLS® #E4458430

**\$659,900**

5 Bedroom, 3.00 Bathroom, 1,587 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

STUNNING 5 BED+DEN 3 BATH FAMILY HOME W/OVER 3000 FINISHED SQ FT, SECOND KITCHEN & TOO MANY CUSTOM UPGRADES TO LIST! This beautiful Coventry-built bungalow offers 10 FT CEILINGS, hardwood & ceramic tile floors, tankless hot water, TRIPLE PANE WINDOWS, Kitchen w/10' island & upgraded S/S appliances, 2 fireplaces and 3 BEDROOMS ON THE MAIN LEVEL! Designed with large families & entertaining in mind, you can embrace your inner-gourmet in the chef's kitchen, curl up by the cozy gas fireplace w/stone surround or relax on the deck in your private and sunny SW-facing backyard w/NO BACK NEIGHBOURS! Rest easy in your primary oasis ft a WIC & 4 pc ensuite. 2 additional bedrms, a 4 pc main bath, laundry, & the formal dining/flex rm complete the main floor. Downstairs you'll find the SECOND KITCHEN, 2 bedrooms, a den and a MASSIVE REC ROOM w/ additional insulation between the levels so noise is no concern! There's even suite potential w/room to excavate on either side & add a separate entrance! Act fast on this GEM!

Built in 2011

### **Essential Information**

MLS® #

E4458430



|                |                        |
|----------------|------------------------|
| Price          | \$659,900              |
| Lease Rate     | \$7                    |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,587                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3604 16 Street |
| Area        | Edmonton       |
| Subdivision | Tamarack       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0M5        |

### Amenities

|                |                                                                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 10 ft., Deck, Exterior Walls- 2"x6", Hot Water Instant, Insulation-Upgraded, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                                                                                                                          |
| Parking        | Double Garage Attached, Insulated                                                                                                                                          |

### Interior

|                   |                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                 |
| Appliances        | Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Electric, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                              |
| Fireplaces        | Stone Facing                                                                                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                                                                                |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

**Exterior**

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                         |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 47                   |
| 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 November 4th, 2025 at 7:02am MST