

## \$1,398,000 - 16910 44 Avenue, Edmonton

MLS® #E4429371

**\$1,398,000**

5 Bedroom, 3.50 Bathroom, 2,654 sqft

Single Family on 0.00 Acres

Edmonton South Central, Edmonton, AB

City water, agricultural zoning â€“ save on taxes while enjoying a farmhouse lifestyle without compromising the conveniences of city living! Just 5 minutes from Chappelle, this stunning custom-built 2-storey home sits on 1.67 acres overlooking Whitemud Creek Ravine, offering over 3,700 sq ft of finished space and a peaceful, private setting. The spacious foyer with a dramatic curved window wall fills the home with natural light. Upstairs features 3 large bedrooms, 2 full baths, laundry, and a luxurious primary suite with its own deck, walk-in closet, and spa-style 5-pc ensuite. The main floor is open and bright, with a chefâ€™s kitchen boasting granite counters, premium appliances, and a walkthrough pantry. The expansive wrap-around deck provides beautiful ravine views. The fully finished walkout basement includes a rec room with pool table, wet bar, 2 bedrooms, a 4-pc bath, and laundry/utility room.

Built in 2008

### Essential Information

MLS® #	E4429371
Price	\$1,398,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,654
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16910 44 Avenue
Area	Edmonton
Subdivision	Edmonton South Central
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6Y 0J2

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Television Connection, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Heated, Over Sized, Parking Pad Cement/Paved, Quad or More Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Vacuum System Attachments, Washer, Window Coverings, Dishwasher-Two, Wet Bar
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, No Back Lane, No Through Road, Park/Reserve, Private Setting, Ravine View, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 5th, 2025
Days on Market	16
Zoning	Zone 32

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Listing information last updated on April 21st, 2025 at 11:02am MDT