

## \$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&#8209;9 school, with nearby access to grocery stores, fitness centers, banks, and the Anthony Henday for easy commuting. Inside, you&#8217;ll find a spacious kitchen, a cozy living room with a fireplace, and patio doors that open to a low-maintenance composite deck&#8201;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 2:32am MDT