

# \$1,175,000 - 16611 9 St, Edmonton

MLS® #E4412148

**\$1,175,000**

6 Bedroom, 4.50 Bathroom, 3,322 sqft

Single Family on 0.00 Acres

Rural North East South Sturgeon, Edmonton, AB

This luxury with total living space over 5,000Sq ft, custom-built home in Quarry Ridge seamlessly blends elegance and functionality. Upon entry, you're greeted by soaring ceilings, a custom maple open-tread staircase. The formal living room and flex area provide an elegant touch. The chef's kitchen, equipped with a custom spice kitchen, ensures an efficient and enjoyable culinary experience. The open kitchen, living, and dining areas, along with a formal dining room, are perfect for hosting large gatherings. The master bedroom features a luxurious 6-piece spa ensuite with a Jacuzzi tub, steam and spray shower, and two walk-in wardrobes. Two additional bedrooms share a bathroom, while a fourth bedroom boasts a balcony. The basement, includes a theatre room and a recreation room, providing ample space for entertainment and relaxation. The property features a triple garage, large windows, and abundant natural light. The architecture optimally utilizes every corner, making this home both beautiful.

Built in 2015

## Essential Information

MLS® # E4412148

Price \$1,175,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,322                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 16611 9 St                      |
| Area        | Edmonton                        |
| Subdivision | Rural North East South Sturgeon |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5Y 0P6                         |

### **Amenities**

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | See Remarks                                   |
| Parking   | Insulated, Over Sized, Triple Garage Attached |

### **Interior**

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Gas, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                |
| Stories           | 3                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                           |

### **Exterior**

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                  |
| Exterior Features | Golf Nearby, No Back Lane, Park/Reserve, See Remarks |
| Roof              | Asphalt Shingles                                     |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Horse Hill School     |
| Middle     | Bessie Nichols School |
| High       | M. E. LaZerte School  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2024 |
| Days on Market | 160                |
| Zoning         | Zone 51            |

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 7th, 2025 at 8:47pm MDT