# \$680,000 - 3616 168 Avenue, Edmonton

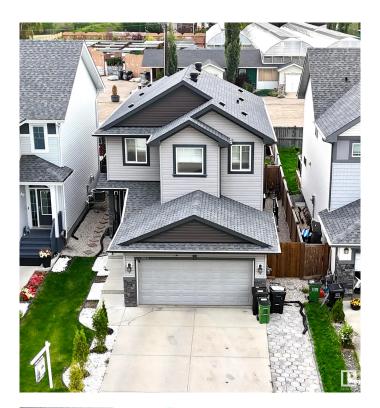
MLS® #E4445647

## \$680,000

6 Bedroom, 3.50 Bathroom, 1,919 sqft Single Family on 0.00 Acres

Cy Becker, Edmonton, AB

Welcome to your dream home, an ideal opportunity for first-time homebuyers or savvy investors! This spacious 6-bedroom home offers 2,617 sq ft of thoughtfully designed living space, perfect for growing families, multigenerational living, or rental potential. Step inside to a bright main floor office/den, perfect for working from home or as a quiet study area. The heart of the home is the open-concept kitchen, featuring ample counter space, modern finishes, and an abundance of natural light that fills the main living and dining areas, creating a warm and welcoming atmosphere year-round. Upstairs, you'II find four generously sized bedrooms, including a private primary suite designed for comfort and relaxation. This level offers plenty of room for the whole family to rest, grow, and recharge. The fully finished legal basement boasts 9-foot ceilings, two large bedrooms, and a spacious living areaâ€"a fantastic space for extended family, guests. perfect for large or blended families.





Built in 2016

#### **Essential Information**

MLS® # E4445647 Price \$680,000

Bedrooms 6

Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 1,919 Acres 0.00 Year Built 2016

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 3616 168 Avenue

Area Edmonton
Subdivision Cy Becker
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 0X8

## **Amenities**

Amenities Ceiling 9 ft., Vaulted Ceiling, 9 ft. Basement Ceiling

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan,

Microwave Hood Fan, Stacked Washer/Dryer, Storage Shed,

Refrigerators-Two, Stoves-Two

Heating Forced Air-2, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Playground Nearby, Public Transportation, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed July 3rd, 2025

Days on Market 26

Zoning Zone 03



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 July 29th, 2025 at 11:32am MDT