

## \$1,295,000 - 16608 9 Street, Edmonton

MLS® #E4454665

**\$1,295,000**

7 Bedroom, 6.50 Bathroom, 3,675 sqft

Single Family on 0.00 Acres

Horse Hill Neighbourhood 1A, Edmonton, AB

Timeless luxury meets functional design in this 7-bed, 6.5-bath home with thoughtful upgrades throughout. Enter through a stunning 20-ft foyer into bright, open living spaces with 9-ft ceilings on all levels. The main kitchen boasts a massive island, complemented by a fully equipped spice kitchen. Upstairs, find 5 bedrooms with private ensuites & walk-in closets, including a master with balcony and spa-style Jacuzzi ensuite. The finished basement offers a separate entry, 2 bedrooms, full bath, wet bar, theatre, and rec space. Year-round comfort is ensured with dual furnaces, A/C, HRVs, water RO, and more. Outside, enjoy a heated triple garage with tandem space, RV parking, deck with BBQ gas line, and custom garden bed. Ideally located near scenic trails and a community golf course—this home truly has it all!

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | E4454665    |
| Price          | \$1,295,000 |
| Bedrooms       | 7           |
| Bathrooms      | 6.50        |
| Full Baths     | 6           |
| Half Baths     | 1           |
| Square Footage | 3,675       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2017                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 16608 9 Street              |
| Area        | Edmonton                    |
| Subdivision | Horse Hill Neighbourhood 1A |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5Y 0P6                     |

### Amenities

|           |                                                                                                                                                                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, Patio, R.V. Storage, Recreation Room/Centre, Wet Bar, See Remarks, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking   | Triple Garage Attached                                                                                                                                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Oven-Microwave, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                                |
| Fireplaces        | See Remarks                                                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                                                  |
| Has Suite         | Yes                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                                                                     |

### Exterior

|          |                         |
|----------|-------------------------|
| Exterior | Concrete, Stone, Stucco |
|----------|-------------------------|

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                      |
| Construction      | Concrete, Stone, Stucco                                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                                                    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 68                |
| Zoning         | Zone 51           |

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Listing information last updated on October 31st, 2025 at 10:47pm MDT