

## \$649,000 - 3616 168 Avenue, Edmonton

MLS® #E4445647

**\$649,000**

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'll 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 area—a fantastic space for extended family, guests. perfect for large or blended families.

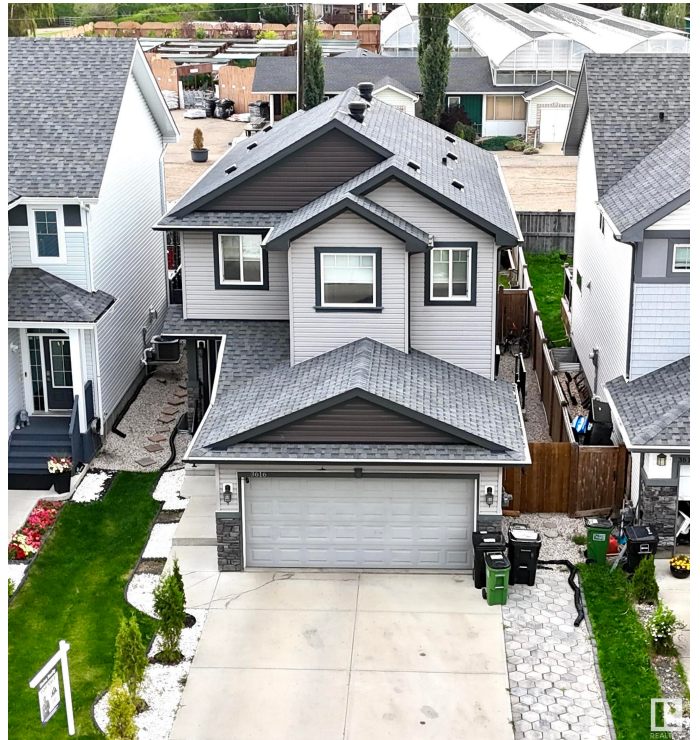
Built in 2016

### Essential Information

MLS® # E4445647

Price \$649,000

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 | 49             |
| Zoning         | Zone 03        |



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Listing information last updated on August 21st, 2025 at 12:02am MDT