

\$609,522 - 16531 3 Street, Edmonton

MLS® #E4452337

\$609,522

3 Bedroom, 3.00 Bathroom, 2,158 sqft
Single Family on 0.00 Acres

Horse Hill Neighbourhood 1A, Edmonton, AB

Welcome to the “Columbia” built by the award winning Pacesetter homes and is located on a quiet street in the heart of north East Edmonton. This unique property in Quarry Landing offers 2150+ sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you’ll find 4 large bedrooms and a good sized bonus room. This is the perfect place to call home. This home also has a side separate entrance perfect for a future basement suite. *** Home is under construction and the photos being used are from a similar home recently built colors may vary, The home will be complete by this coming August of 2025 ***

Built in 2025

Essential Information

MLS® #	E4452337
Price	\$609,522
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	2,158
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	16531 3 Street
Area	Edmonton
Subdivision	Horse Hill Neighbourhood 1A
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 4E9

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 8th, 2025
-------------	------------------

Days on Market 73
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 October 20th, 2025 at 10:02am MDT