

**\$839,900 - 16519 8 Street, Edmonton**

MLS® #E4446319

**\$839,900**

5 Bedroom, 4.00 Bathroom, 2,649 sqft  
Single Family on 0.00 Acres

Marquis, Edmonton, AB

TRIPLE CAR GARAGE || 5 BED & 4 BATH & 2600+ SQFT. This GIGANTIC LUXURY HOME has it all from premium finishes to thoughtful design! Step into a grand foyer leading to an open-to-above living room with a custom feature wall and sleek electric fireplace. The showstopper? A gorgeous extended built-in kitchen with a centre island plus a full spice kitchen with cabinetry. Enjoy meals in the cozy dining nook with walkout to backyard. Main floor includes a bedroom + full bath perfect for guests or parents. Elegant oak staircase leads to a bonus loft space, plus laundry upstairs. The massive primary suite features a custom ensuite & walk-in closet. Bedroom 2 has access to a shared bath, while bedrooms 3 & 4 share a convenient Jack & Jill bathroom, each with their own closet. Side entrance to basement offers future potential. This home is built to impress space, style, and functionality all in one!

Built in 2025

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4446319  |
| Price      | \$839,900 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,649                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 16519 8 Street |
| Area        | Edmonton       |
| Subdivision | Marquis        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 4J1        |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Triple Garage Attached          |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Vinyl                           |
| Exterior Features | Golf Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Vinyl                           |
| Foundation        | Concrete Perimeter                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 47             |

## Zoning

## Zone 51

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