

\$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'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 \$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	32
Zoning	Zone 03



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