

## \$730,000 - 16239 2 Street, Edmonton

MLS® #E4457421

**\$730,000**

3 Bedroom, 2.00 Bathroom, 2,131 sqft

Single Family on 0.00 Acres

Rural North East Horse Hills, Edmonton, AB

Welcome to this stunning custom built Bi-Level in the highly sought after community of Quarry Ridge 2! Perfectly positioned on a rare quarter acre corner lot. This impressive home features soaring 10 to even 12 ft ceilings on the main level, and an expansive open-concept floor plan designed for both everyday living and entertaining, along with three massive bedrooms that offer exceptional comfort and space. The triple car garage provides ample room for vehicles, storage, or a workshop, while the fully fenced backyard backs directly onto a beautiful walking trail, creating a serene and private setting that is perfect for your morning coffee or evening gatherings. Nestled in a quiet neighbourhood with mature landscaping and wide streets, and just a short walk from the Quarry Golf Club, this property offers the perfect blend of lifestyle, location, and luxury, making it a rare opportunity for those seeking both elegance and functionality in your next home.

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457421  |
| Price     | \$730,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 2,131                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 16239 2 Street               |
| Area        | Edmonton                     |
| Subdivision | Rural North East Horse Hills |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T5Y 3K6                      |

### Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Crawl Space, Deck, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 6                                                                                                                |
| Parking        | Triple Garage Attached                                                                                           |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                                |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                      |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                  |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Private Setting, Shopping |

|              |                     |
|--------------|---------------------|
|              | Nearby              |
| Roof         | Asphalt Shingles    |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Horse Hill Elementary    |
| Middle     | John D. Bracco Jr High   |
| High       | M.E. LaZerte High School |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 51              |

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Listing information last updated on September 15th, 2025 at 6:47pm MDT