

## \$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 47  
Zoning Zone 03



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