

## \$1,175,000 - 16611 9 St, Edmonton

MLS® #E4444040

**\$1,175,000**

6 Bedroom, 4.50 Bathroom, 3,322 sqft

Single Family on 0.00 Acres

Rural North East South Sturgeon, Edmonton, AB

This luxury with total living space over 5,000Sq ft, custom-built home in Quarry Ridge seamlessly blends elegance and functionality. Upon entry, you're greeted by soaring ceilings, a custom maple open-tread staircase. The formal living room and flex area provide an elegant touch. The chef's kitchen, equipped with a custom spice kitchen, ensures an efficient and enjoyable culinary experience. The open kitchen, living, and dining areas, along with a formal dining room, are perfect for hosting large gatherings. The master bedroom features a luxurious 6-piece spa ensuite with a Jacuzzi tub, steam and spray shower, and two walk-in wardrobes. Two additional bedrooms share a bathroom, while a fourth bedroom boasts a balcony. The basement, includes a theatre room and a recreation room, providing ample space for entertainment and relaxation. The property features a triple garage, large windows, and abundant natural light. The architecture optimally utilizes every corner, making this home both beautiful.

Built in 2015

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4444040    |
| Price  | \$1,175,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,322                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 16611 9 St                      |
| Area        | Edmonton                        |
| Subdivision | Rural North East South Sturgeon |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5Y 0P6                         |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | See Remarks                                   |
| Parking   | Insulated, Over Sized, Triple Garage Attached |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Gas, Washer, Refrigerators-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                |
| Stories           | 3                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                           |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                  |
| Exterior Features | Golf Nearby, No Back Lane, Park/Reserve, See Remarks |
| Roof              | Asphalt Shingles                                     |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Horse Hill School     |
| Middle     | Bessie Nichols School |
| High       | M. E. LaZerte School  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 110             |
| Zoning         | Zone 51         |

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Listing information last updated on October 12th, 2025 at 3:47am MDT