# \$469,900 - 16452 15 Avenue, Edmonton

MLS® #E4428178

## \$469,900

3 Bedroom, 2.50 Bathroom, 1,525 sqft Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Live in comfort and style in this inviting 3-bedroom, 2.5-bathroom home located in the desirable community of Glenridding. Step inside to a modern open-concept layout featuring a sleek kitchen with dark and modern cabinetry, with ample counter space, perfect for culinary enthusiasts. The spacious living area boasts a cozy fireplace, creating a warm and welcoming ambiance. Upstairs, the primary bedroom offers a private ensuite and a relaxing soak tub, while two additional bedrooms provide versatility for family or office space. Enjoy the convenience of an upper-floor laundry room. Outside, the fully fenced backyard features a charming gazebo-covered deck, ideal for year-round enjoyment. With a detached double garage and proximity to parks, schools, and amenities, this home offers convenience. Welcome to Glenridding â€" welcome home, friends!



#### **Essential Information**

MLS® # E4428178 Price \$469,900

Bedrooms 3

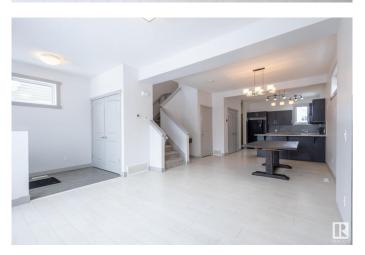
Bathrooms 2.50

Full Baths 2

Half Baths 1







Square Footage 1,525 Acres 0.00 Year Built 2014

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 16452 15 Avenue

Area Edmonton

Subdivision Glenridding Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T5R 3G8

### **Amenities**

Amenities Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home

Parking Spaces 2

Parking Double Garage Detached

#### 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 Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Fenced, Golf Nearby, Partially Landscaped, Playground

Nearby, Public Swimming Pool, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 29th, 2025

Days on Market 6

Zoning Zone 56

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 8:17am MDT