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

MLS® #E4428178

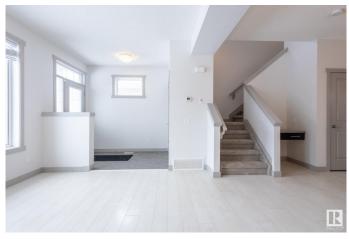
#### \$469,900

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 – welcome home, friends!







Built in 2014

#### **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
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active
Type Sub-Type Style	Single Family Detached Single Family 2 Storey

## **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

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Exterior Features	Airport Nea	arby, F	enced, Golf	Nearby,	Partially	/ Landscaped, Pl	ayground
	Nearby, F	Public	Swimming	Pool,	Public	Transportation,	Schools,
	Shopping N	Vearby					
Roof	Asphalt Shi	ingles					

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date ListedMarch 29th, 2025Days on Market7ZoningZone 56

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Listing information last updated on April 5th, 2025 at 12:02pm MDT