

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

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MLS® #E4428178

### **\$469,900**

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

Glenriding Heights, Edmonton, AB

Live in comfort and style in this inviting 3-bedroom, 2.5-bathroom home located in the desirable community of Glenriding. 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 Glenriding – 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
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 14  
Zoning Zone 56

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