

## \$868,000 - 15856 13 Avenue, Edmonton

MLS® #E4426622

**\$868,000**

5 Bedroom, 4.00 Bathroom, 2,408 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Bright & upgrades 2 storey backing onto serene lake w/ fully finished walk out basement .Grand foyer w/ soaring ceiling. 9' ceiling on main & in basement. Hardwood floor thru out. Sunny living room w/ fireplace and patio door to enlarged balcony w/ staircase overlooking breathtaking views. Gourmet kitchen w/ wood cabinets , granite countertops and s/s appliances. Main floor also comes w/2 dens/office & 3 pcs bath ideal for extra bedroom. Upstairs features vaulted ceiling bonus room, 3 spacious bedrooms, laundry room & 4 pcs bath. Primary bedroom boasts walk in closet & 5 pcs ensuite . Basement has laminated floor with underlaid & insulated subfloor panel, family room, 2 bedrooms, 3 pcs bath & wet bar w/ countertop & sink, potential for 2nd kitchen. Other outstanding features include extra wide driveway , triple pane windows, water softener, Hi efficiency furnace w/2 zone heating & double drywall around mechanic room, sound proof basement ceiling & concrete block under the covered balcony. Great value.

Built in 2014

### Essential Information

MLS® # E4426622

Price \$868,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,408
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	15856 13 Avenue
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2N5

### **Amenities**

Amenities	Bar, Ceiling 9 ft., Deck, Patio, Vaulted Ceiling, Walkout Basement, HRV System, 9 ft. Basement Ceiling
Parking Spaces	3
Parking	Double Garage Attached, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Marble Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Lake Access Property, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 19th, 2025
Days on Market	33
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 21st, 2025 at 1:17am MDT