

\$469,900 - 16452 15 Avenue, Edmonton

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

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 12th, 2025 at 8:47am MDT