

Courtesy Of Simmy Sohi Of Exp Realty

# \$574,900 - 16521 20 Avenue, Edmonton

MLS® #E4443176

**\$574,900**

5 Bedroom, 4.00 Bathroom, 1,431 sqft  
Single Family on 0.00 Acres

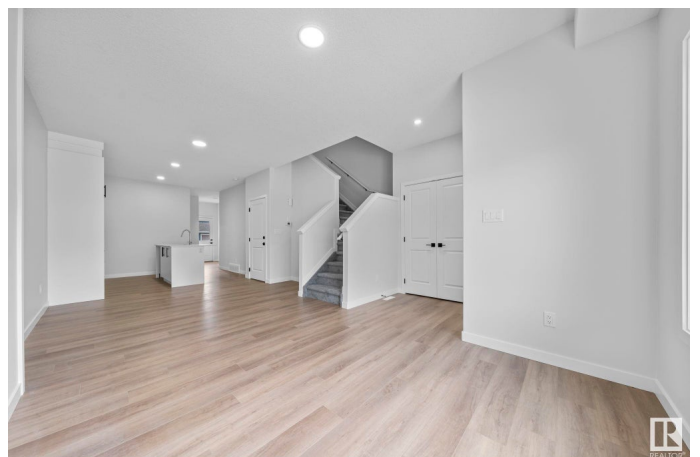
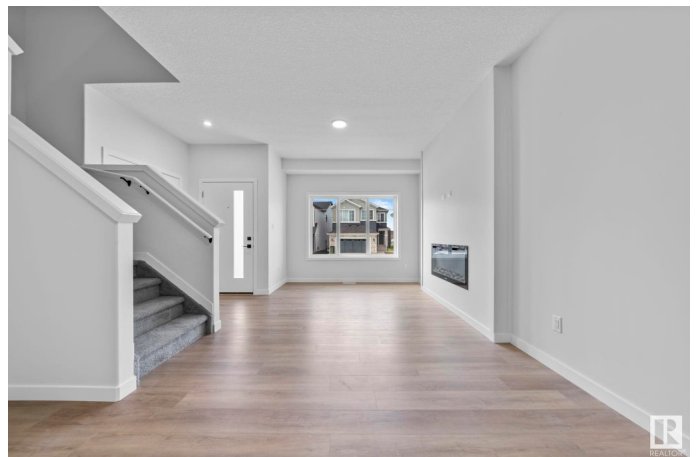
Glenriding Heights, Edmonton, AB

Amazing opportunity for first-time buyers or savvy investors! This quality-built half duplex by Art Homes offers a smart, functional layout with income potential. The main floor boasts a rare full bedroom and bathroom, ideal for guests, in-laws, or a convenient home office. The bright open concept living area is filled with natural light thanks to plenty of big windows, creating an inviting space to relax and entertain. A detached double garage provides secure parking and extra storage. Downstairs, the fully legal basement suite is a fantastic mortgage helper or reliable rental income stream, helping make homeownership more affordable and building equity faster. Perfectly located close to schools, shopping, parks, transit, and all daily amenities. Plus, if you qualify, you can take advantage of the GST New Home Rebate and save even more. Live in one suite and rent the other – a smart move for your future!

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4443176  |
| Price      | \$574,900 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |               |
|----------------|---------------|
| Square Footage | 1,431         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 16521 20 Avenue     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 5K1             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached, Parking Pad Cement/Paved                           |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Heatilator/Fan            |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Golf Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation Concrete Perimeter

### **School Information**

Elementary Dr. Margaret-Ann Armour Sc

Middle Dr. Margaret-Ann Armour Sc

High Lillian Osborne School

### **Additional Information**

Date Listed June 19th, 2025

Days on Market 7

Zoning Zone 56

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Listing information last updated on June 26th, 2025 at 12:32am MDT