

## \$464,997 - 16615 14 Avenue, Edmonton

MLS® #E4453949

**\$464,997**

3 Bedroom, 2.50 Bathroom, 1,542 sqft

Single Family on 0.00 Acres

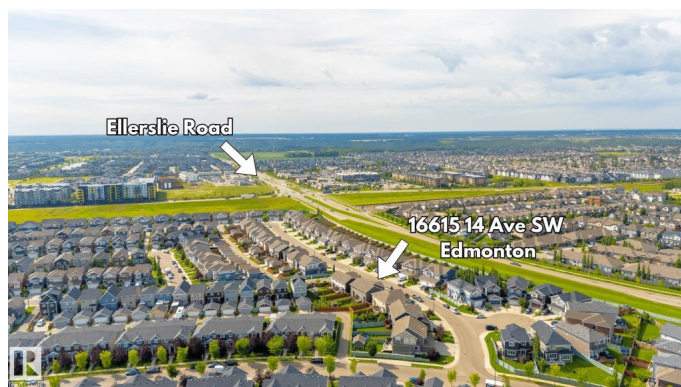
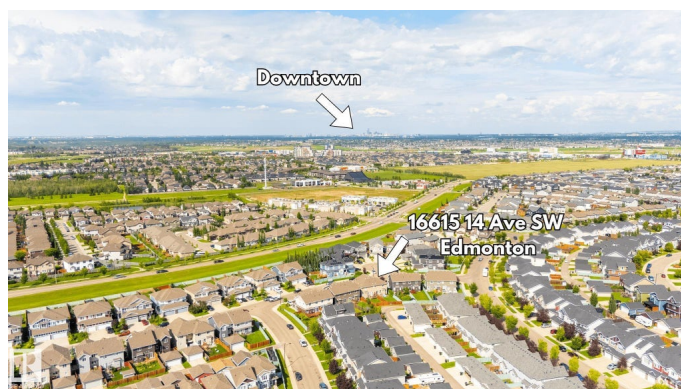
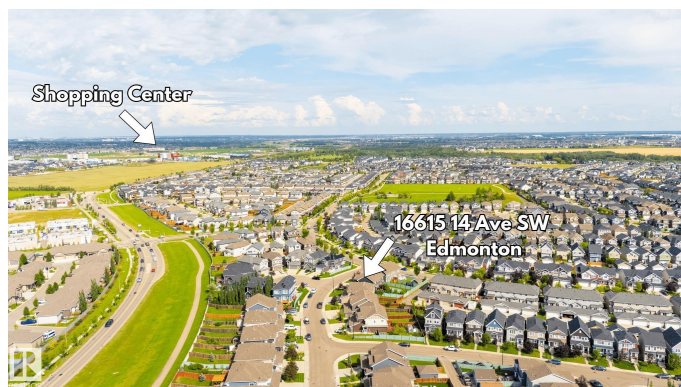
Glenridding Heights, Edmonton, AB

Beautifully upgraded half-duplex in Glenridding Heights with central air conditioning, double attached garage, and oversized driveway. The spacious foyer leads into an open-concept main floor with premium laminate flooring, granite counters, upgraded white cabinetry, stainless steel appliances, a walk-through pantry, and an extended buffet with extra cabinetry. The living room features a gas fireplace framed by large windows for plenty of natural light. Upstairs offers a versatile bonus room, a luxurious primary suite with walk-in closet and spa-inspired ensuite, two additional bedrooms, a 4-piece bathroom, and a convenient laundry room with sink. The oversized lot includes a large backyard, deck with BBQ gas line, and fencing designed for future RV access. Meticulously maintained and loaded with thoughtful upgrades, this home delivers true SHOW HOME quality in one of Edmonton's most desirable communities.

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453949  |
| Price      | \$464,997 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,542         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16615 14 Avenue     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3C3             |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 6                                                                     |
| Parking        | Double Garage Attached                                                |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Stone Facing                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                                                              |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                   |
| Exterior Features | Cross Fenced, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, |

|              |                                                 |
|--------------|-------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Vinyl                                     |
| Foundation   | Slab                                            |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 56           |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 29th, 2025 at 1:32pm MDT