

# \$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 4

Zoning Zone 56

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Listing information last updated on April 2nd, 2025 at 8:02pm MDT