

## **\$615,000 - 15652 16 Avenue, Edmonton**

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MLS® #E4431218

**\$615,000**

3 Bedroom, 2.50 Bathroom, 1,914 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Well built two storey home on a quiet street near the ravine. 3 bedrooms plus bonus room! Spacious and bright front foyer. Two piece powder room near both entrances. Good sized mudroom plus walk through pantry to kitchen. Beautiful designer kitchen with large sit up island, quartz counters and top quality stainless steel appliances. Dining area overlooks tiered maintenance-free deck and fenced backyard. There is a natural gas outlet for the bbq. The living room features a gas fireplace and ample room for furniture arrangements. Upper level features a bonus room plus three bedrooms. The primary bedroom has a 5 piece ensuite including soaker tub. There is an additional 4 piece bath plus convenient laundry room on this level. All the bedrooms have walk-in closets. Central air conditioning too! Oversized garage is insulated, drywalled and it also has a floor drain. Excellent location close to shopping, restaurants and movie theatres.

Built in 2020

### **Essential Information**

MLS® #	E4431218
Price	\$615,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,914
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	15652 16 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4S2

### Amenities

Amenities	Air Conditioner
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	16
Zoning	Zone 56

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Listing information last updated on May 2nd, 2025 at 2:32am MDT