

# \$725,900 - 15940 19 Avenue, Edmonton

MLS® #E4446599

**\$725,900**

5 Bedroom, 3.50 Bathroom, 2,067 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Introducing this meticulously maintained and thoughtfully upgraded 2,067 sq ft residence, offering a perfect blend of comfort, functionality, and modern design. The upper level features 4 generously sized BEDROOMS and 2 FULL BATHROOMS , providing ample space for families. The main floor boasts soaring 9-ft ceilings, a spacious and light-filled living area, a dedicated DEN ideal for a HOME OFFICE or STUDY and a beautifully appointed kitchen with UPGRADED APPLIANCES –perfect for both everyday living and entertaining. The FULLY FINISHED LEGAL BASEMENT, professionally completed by the BUILDER, includes a separate ONE BEDROOM-SUITE with SECOND KITCHEN and an expansive LIVING AREA –ideal for extended family. Additional highlights include: Landscaping, a fully fenced yard, a professionally built deck, and central air conditioning for year-round comfort. This turn-key home combines elegance, practicality, and income potential.



Built in 2023

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4446599  |
| Price    | \$725,900 |
| Bedrooms | 5         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,067                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 15940 19 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4X6            |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck |
| Parking   | Double Garage Attached               |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                   |
| Has Suite         | Yes                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                      |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                   |
| Exterior Features | Airport Nearby, Park/Reserve, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 44             |
| Zoning         | Zone 56        |



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Listing information last updated on August 21st, 2025 at 7:18pm MDT