

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

MLS® #E4453949

**\$464,997**

3 Bedroom, 2.50 Bathroom, 1,542 sqft

Single Family on 0.00 Acres

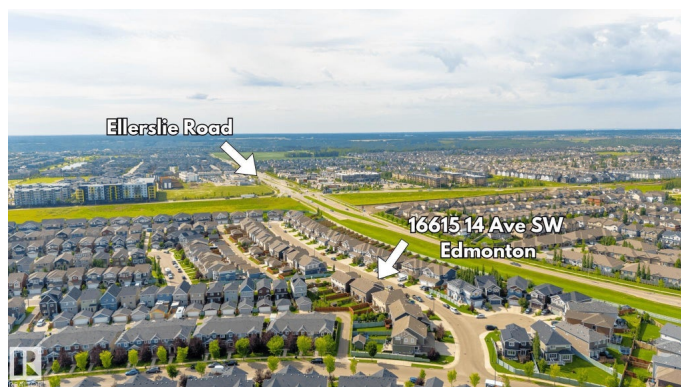
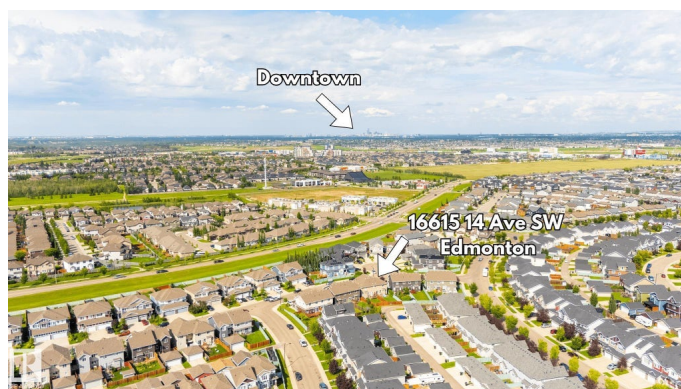
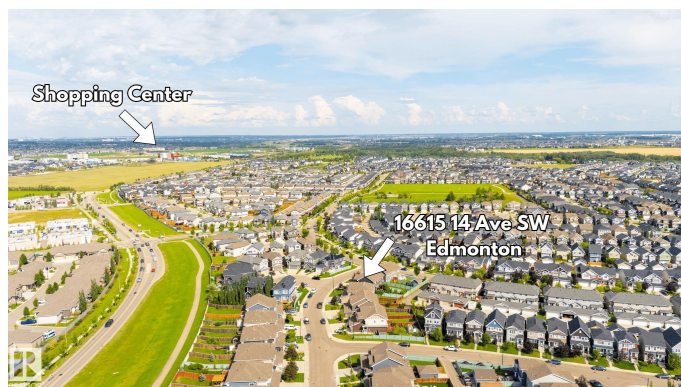
Glenridding Heights, Edmonton, AB

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

Zoning Zone 56

HOA Fees Freq. Annually

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Listing information last updated on August 21st, 2025 at 9:17am MDT