

## \$699,990 - 15640 18 Avenue, Edmonton

MLS® #E4452454

**\$699,990**

4 Bedroom, 4.00 Bathroom, 2,143 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to this Stunning 2143 sqft dream home located in GLENRIDDING RAVINE with NO back neighbours! Step into a world of elegance with 9-foot ceiling along with 3 pc bath on the main floor. A main floor den adds flexible space for a home office or playroom. The Family room looks stunning with open to below and large windows that allow ample of light in the house. The upper floor has a Bonus room, a Primary bedroom with its ensuite, 2 more bedrooms and a common washroom. To top it off, a dedicated laundry room makes every day tasks a breeze. The LEGAL BASEMENT SUITE has its own separate entrance and laundry, with 1 bedroom, a full kitchen, stainless steel appliances and a 3 pc bath - A perfect mortgage helper! Completing the home is your fully landscaped backyard with new deck to enjoy your summer days. Quick access to all amenities, parks, and green space!

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452454  |
| Price      | \$699,990 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,143                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 15640 18 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5C2            |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | On Street Parking, Deck, No Smoking Home |
| Parking   | Double Garage Attached                   |

### Interior

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

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                           |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stone, Vinyl                                           |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

Date Listed August 11th, 2025

Days on Market 6

Zoning Zone 56

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Listing information last updated on August 17th, 2025 at 4:17pm MDT