

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

## \$469,900 - 16728 15 Avenue, Edmonton

MLS® #E4458057

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,345 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to this stunning, well-maintained 2-storey home in the highly desirable community of Glenridding Heights! Featuring 3 spacious bedrooms and 2.5 baths, this home offers the perfect blend of style and functionality. The main floor is bright and inviting, filled with natural light and designed with an open-concept layout. The modern kitchen showcases stainless steel appliances, sleek quartz countertops, and a convenient pantry—ideal for cooking and entertaining. Upstairs, the primary bedroom offers a private retreat with a 4-piece ensuite and dual closets, while two additional bedrooms and another full bath provide space for family or guests. Perfectly located, this home is just minutes from parks, trails, schools, shopping, restaurants, & public transportation. The yard is fully fenced, has a nice sized deck and also has access to the double detached garage. Combining comfort, convenience, and a family-friendly neighborhood, a quiet street with ample parking this property is truly a must-see!

Built in 2016

### Essential Information

MLS® # E4458057

Price \$469,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,345                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16728 15 Avenue     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3R6             |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Detached                 |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 50                   |
| Zoning         | Zone 56              |
| HOA Fees       | 110                  |
| HOA Fees Freq. | Annually             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 5th, 2025 at 5:47am MST