

## \$679,900 - 15674 18 Avenue, Edmonton

MLS® #E4435443

**\$679,900**

4 Bedroom, 3.00 Bathroom, 2,440 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Ready for Quick Possession, Backing Large Greenspace! Built by Award Winning Builder Montorio Homes, the Venice Model is a Classic Beauty Mixed with Many Modern Details Featuring 18' Feet Open to Below in the Great Room c/w Electric Fireplace. 3 Spacious Bedrooms Upstairs, with a 4th Bedroom/Full Bath on Main Floor. The Floorplan is Ideal for Families Looking for Functional Living Spaces . The Designer Kitchen has Plenty of Counterspace for Entertaining and Meal Preparation, an Abundance of Natural Light. Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Soft Close Cabinets, Quartz Countertops with Undermount Sinks, Upgraded Railing Throughout, a Smart Home Security Package and SEPERATE ENTRANCE to Basement for Future Rental Income. Glenridding Ravine is a community with everything in one place, nature, convenience, schools, and recreation â€” and a clear vision to create a fulfilling life experience for all

Built in 2024

### Essential Information

MLS® # E4435443

Price \$679,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,440
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	15674 18 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5E1

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, Vacuum System-Roughed-In, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Level Land, Park/Reserve, Public Swimming Pool, Public

	Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	9
Zoning	Zone 56

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 May 18th, 2025 at 3:17am MDT