# \$609,000 - 16707 18 Avenue, Edmonton

MLS® #E4448707

#### \$609,000

3 Bedroom, 2.50 Bathroom, 2,059 sqft Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to Glenridding Heights! This 2,059 sq. ft. Pacesetter home in Greater Windermere offers an open-concept layout with a spacious kitchen featuring granite countertops, modern cabinetry, and brand-new stainless steel appliances. The bright living room includes large windows and a cozy gas fireplace. Upstairs features 3 bedrooms and a vaulted bonus room. The primary suite boasts double French doors, a walk-in closet, and a 4-piece ensuite. The south-facing backyard includes a finished deck, with landscaping to be completed soon. Zoned for Dr. Margaret-Ann Armour (Kâ€"9) and Lillian Osborne High School, with easy access to the Henday and Ellerslie Road. Move-in ready and perfect for your family!



#### **Essential Information**

MLS® # E4448707 Price \$609,000

Bedrooms 3

Bathrooms 2.50

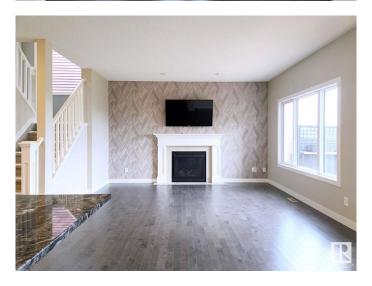
Full Baths 2

Half Baths 1

Square Footage 2,059 Acres 0.00







Year Built 2016

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 16707 18 Avenue

Area Edmonton

Subdivision Glenridding Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3C5

#### **Amenities**

Amenities Ceiling 9 ft., Deck, Exterior Walls- 2"x6"

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan,

Refrigerator, Stove-Gas, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Flat Site, Landscaped, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

#### **School Information**

Elementary Dr. Margaret-Ann Armour Middle Dr. Margaret-Ann Armour

High Lillian Osborne

### **Additional Information**

Date Listed July 18th, 2025

Days on Market 89

Zoning Zone 56

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