

# \$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!

Built in 2016

### 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 13  
Zoning Zone 56

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