

# \$500,000 - 16464 15 Avenue, Edmonton

MLS® #E4452440

## \$500,000

3 Bedroom, 2.50 Bathroom, 2,087 sqft  
Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

This stunning 2,087 sq. ft. 2.5-storey home offers style, comfort, and functionality in one of the city’s most sought-after neighborhoods. Featuring 3 spacious bedrooms, 2.5 bathrooms, and an impressive third-floor bonus room and den, there’s space for the whole family to live, work, and play. The heart of the home is the modern kitchen with stainless steel appliances, sleek cabinetry, and plenty of counter space—perfect for both casual meals and entertaining. The open-concept layout flows effortlessly into the bright living and dining areas. The unfinished basement is ready for your touch! Located in desirable Glenridding Heights, you’ll enjoy easy access to parks, walking trails, schools, shopping, and all the amenities you need.



Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452440  |
| Price          | \$500,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,087     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 2014                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16464 15 Avenue     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2Z7             |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | On Street Parking, Deck, Fro |
| Parking   | Parking Pad Cement/Paved     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                             |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Stone, Vinyl                                             |
| Foundation        | Concrete Perimeter                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 56           |



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 August 29th, 2025 at 2:02am MDT