

Courtesy Of Alan H Gee and Melissa A Gee Of RE/MAX Elite

## **\$448,800 - 16018 10 Avenue, Edmonton**

MLS® #E4426578

**\$448,800**

3 Bedroom, 2.50 Bathroom, 1,521 sqft  
Single Family on 0.00 Acres

Glenriding Heights, Edmonton, AB

Welcome to Glenriding and the perfect starter home or investment property! Over 1,500sf PLUS a DOUBLE ATTACHED GARAGE in an established SW neighborhood! Enjoy a quality Landmark build with a focus on energy efficiency. Main level boasts open concept living room, dining area & large kitchen with granite counters/island PLUS a walk through pantry to mudroom. Upstairs find a bright primary room with 2 walk-in closets and 3pc ensuite. 2 additional bedrooms, shared 4pc bathroom & laundry rm complete this level. Basement awaits your touch. Enjoy summer evenings in the spacious yard with deck & landscaping! Additional features include tankless hot water on demand, HRV & High Velocity Heating System (more consistent heating and quieter). Restaurants, retail, medical facilities, gyms, etc. easily accessible (few minutes) at Windermere Currents, Shoppes of Windermere South or Keswick Square. Close proximity to schools and major arteries. Plus walking trails, parks/ponds throughout Glenriding. A must see!

Built in 2013

### **Essential Information**

MLS® #	E4426578
Price	\$448,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,521
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	16018 10 Avenue
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2H1

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary MargaretAnnArmour/JoanCarr

Middle MargaretAnnArmour/FMMcCaff

High LillianOsborne/MMM

### **Additional Information**

Date Listed March 20th, 2025

Days on Market 15

Zoning Zone 56

HOA Fees Freq. Annually

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Listing information last updated on April 4th, 2025 at 11:32am MDT