

Courtesy Of Stephen Yip Of RE/MAX Elite

\$868,000 - 15856 13 Avenue, Edmonton

MLS® #E4426622

\$868,000

5 Bedroom, 4.00 Bathroom, 2,408 sqft
Single Family on 0.00 Acres

Glenriding Heights, Edmonton, AB

Bright & upgrades 2 storey backing onto serene lake w/ fully finished walk out basement .Grand foyer w/ soaring ceiling. 9' ceiling on main & in basement. Hardwood floor thru out. Sunny living room w/ fireplace and patio door to enlarged balcony w/ staircase overlooking breathtaking views. Gourmet kitchen w/ wood cabinets , granite countertops and s/s appliances. Main floor also comes w/2 dens/office & 3 pcs bath ideal for extra bedroom. Upstairs features vaulted ceiling bonus room, 3 spacious bedrooms, laundry room & 4 pcs bath. Primary bedroom boasts walk in closet & 5 pcs ensuite . Basement has laminated floor with underlaid & insulated subfloor panel, family room, 2 bedrooms, 3 pcs bath & wet bar w/ countertop & sink, potential for 2nd kitchen. Other outstanding features include extra wide driveway , triple pane windows, water softener, Hi efficiency furnace w/2 zone heating & double drywall around mechanic room, sound proof basement ceiling & concrete block under the covered balcony. Great value.

Built in 2014

Essential Information

MLS® # E4426622

Price \$868,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,408
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	15856 13 Avenue
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2N5

Amenities

Amenities	Bar, Ceiling 9 ft., Deck, Patio, Vaulted Ceiling, Walkout Basement, HRV System, 9 ft. Basement Ceiling
Parking Spaces	3
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Marble Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Lake Access Property, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 19th, 2025

Days on Market 24

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 April 12th, 2025 at 7:17am MDT