

\$868,000 - 15856 13 Avenue, Edmonton

MLS® #E4426622

\$868,000

5 Bedroom, 4.00 Bathroom, 2,408 sqft

Single Family on 0.00 Acres

Glenridding 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 | 32 |
| Zoning | Zone 56 |

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Listing information last updated on April 20th, 2025 at 7:32pm MDT