

Courtesy Of Lisa Haraba and Troy Chabillon Of Exp Realty

## **\$635,000 - 15660 16 Avenue, Edmonton**

MLS® #E4427611

**\$635,000**

4 Bedroom, 2.50 Bathroom, 2,254 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to this beautifully upgraded executive home, perfectly situated in the sought-after community of Glenridding Ravine. Boasting over 2,200 sq ft of living space, this home features a chef's kitchen complete with stainless steel appliances and Corian countertops—ideal for cooking and entertaining. The spacious living room is flooded with natural light and anchored by a striking fireplace that sets the perfect ambiance for cozy evenings. Upstairs, you'll find four generously sized bedrooms and a bonus room—perfect for movie nights and family gatherings. This home is loaded with high-end upgrades, including a tankless hot water system, water purification system, a water softener and central air conditioning for year-round comfort. Step outside to a beautifully finished deck and landscaped backyard—ideal for summer BBQs and outdoor entertaining. Don't miss your chance to own this exceptional home in one of Edmonton's most desirable neighborhoods.

Built in 2022

### **Essential Information**

MLS® # E4427611

Price \$635,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,254
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	15660 16 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4S2

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Hot Water Tankless, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Concrete, Stone, Vinyl
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Exterior Features	Fenced, Flat Site, Landscaped
Roof	Asphalt Shingles
Construction	Concrete, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 25th, 2025
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Days on Market	17
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Zoning	Zone 56
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Listing information last updated on April 11th, 2025 at 1:47am MDT