

## \$868,800 - 15848 13 Avenue, Edmonton

MLS® #E4438473

**\$868,800**

6 Bedroom, 3.50 Bathroom, 2,437 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to Glenridding! Backing onto a peaceful lake, built by Parkwood master builders, featuring a fully finished walkout basement (separate entranced). Grand foyer with soaring ceilings. 9' ceilings on both the main floor and basement. Sun-filled living room with fireplace and patio doors leading to a large deck, showcasing stunning lake views. Gourmet kitchen with wood cabinetry, granite counters, and stainless steel appliances. Main floor also includes 2 offices/dens and a Formal Dinning room. Upper floor offers vaulted-ceiling bonus room, 3 large bedrooms, laundry room, and 4-piece bath. Primary suite includes walk-in closet and 5-piece ensuite. Basement features perfect setup for a in-law suite, a family room, 2 x bedrooms, 4-piece bath, and a 2nd butlers kitchen with appliances, just need the cabinets to complete! Additional highlights include wide driveway, triple pane windows, water softener, soundproof basement, open riser staircase w/ wrought iron railings & maintenance free yard!

Built in 2014

### Essential Information

MLS® # E4438473

Price \$868,800

Bedrooms 6



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,437
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	15848 13 Avenue
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2N5

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, Patio, Walkout Basement, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 25th, 2025
Days on Market	21
Zoning	Zone 56
HOA Fees Freq.	Other

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 June 15th, 2025 at 8:47pm MDT