

## \$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!

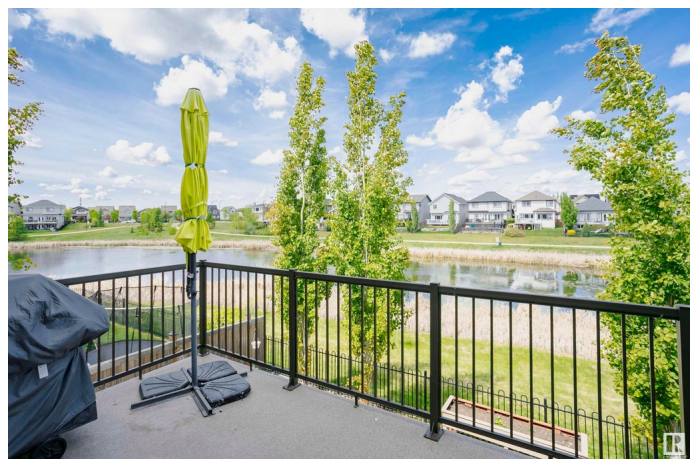
Built in 2014

### 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 | 22             |
| Zoning         | Zone 56        |
| HOA Fees Freq. | Other          |

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Listing information last updated on June 16th, 2025 at 5:47pm MDT