

\$459,999 - 16617 14 Avenue, Edmonton

MLS® #E4449201

\$459,999

3 Bedroom, 2.50 Bathroom, 1,543 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to this stunning half duplex with double attached garage, nestled in the desirable community of Glenridding Heights, Edmonton. This freshly painted 3 bed, 2.5 bath home features an open-concept layout perfect for modern living. The chef's kitchen impresses with rich wood cabinetry, sleek quartz countertops, high-end stainless steel appliances, and a spacious walk-in pantry. The bright dining area flows effortlessly onto a private deck overlooking an oversized backyard—ideal for summer gatherings. Upstairs, the primary suite offers a peaceful retreat with a full ensuite, while two additional bedrooms and a full bath complete the upper level. Located just minutes from top-rated schools, Currents of Windermere, golf courses, parks, and all major amenities. This is your chance to own a beautifully maintained home in a family-friendly neighborhood. Move-in ready and full of charm!



Built in 2015

Essential Information

MLS® #	E4449201
Price	\$459,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,543
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	16617 14 Avenue
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C3

Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 23rd, 2025
Days on Market	26
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 August 18th, 2025 at 3:32pm MDT