

## \$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        21  
Zoning                    Zone 56

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