

# \$650,000 - 13020 186 Avenue, Edmonton

MLS® #E4458796

**\$650,000**

4 Bedroom, 3.00 Bathroom, 2,314 sqft

Single Family on 0.00 Acres

Goodridge Corners, Edmonton, AB

WOW!! PICTURE THIS. NO RUSH HOUR TRAFFIC JAMS! PEACEFUL QUITE COUNTRY LIVING IN SIDE CITY OF EDMONTON LIMITS! Welcome to North Edmontonâ€™s newest development in GOODRIDGE CORNERS! Purchase in the next 60 days and choose your own colors & finishes! this beautiful 2400 + sqft step inside and be welcomed by a spacious foyer, 4 bedrooms, 4 baths, 2 ensuites, main floor den. Flex room. 9-ft ceilings throughout home! High-end finishes include tile & luxury vinyl plank flooring, sleek cabinetry, quartz countertops, and a spacious open kitchen, complete with a functional spice kitchen / butlerâ€™s pantry. Amazingly designed with 8-foot doors throughout. Oversized, triple-pane windows flood the entire home with natural light. Open-to-above living area boasts 18-foot ceilings, close to all amenities. LEGAL BASEMENT SUITES AVIALABLE !!



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458796  |
| Price      | \$650,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |

|                |                        |
|----------------|------------------------|
| Square Footage | 2,314                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13020 186 Avenue  |
| Area        | Edmonton          |
| Subdivision | Goodridge Corners |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6V 0N3           |

### Amenities

|                |                                                                                                                                                                                              |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 10 ft., Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                            |
| Parking        | Double Garage Detached                                                                                                                                                                       |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                      |
| Exterior Features | Flat Site, Golf Nearby, Level Land, No Back Lane, Paved Lane, Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                                      |

**Additional Information**

Date Listed               September 20th, 2025  
Days on Market        4  
Zoning                    Zone 27

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