# \$679,900 - 15674 18 Avenue, Edmonton

MLS® #E4435443

## \$679.900

4 Bedroom, 3.00 Bathroom, 2,440 sqft Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Ready for Quick Possession, Backing Large Greenspace! Built by Award Winning Builder Montorio Homes, the Venice Model is a Classic Beauty Mixed with Many Modern Details Featuring 18' Feet Open to Below in the Great Room c/w Electric Fireplace. 3 Spacious Bedrooms Upstairs, with a 4th Bedroom/Full Bath on Main Floor. The Floorplan is Ideal for Families Looking for Functional Living Spaces . The Designer Kitchen has Plenty of Counterspace for Entertaining and Meal Preparation, an Abundance of Natural Light. Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Soft Close Cabinets, Quartz Countertops with Undermount Sinks, Upgraded Railing Throughout, a Smart Home Security Package and SEPERATE ENTRANCE to Basement for Future Rental Income. Glenridding Ravine is a community with everything in one place, nature, convenience, schools, and recreation â€" and a clear vision to create a fulfilling life experience for all

Built in 2024

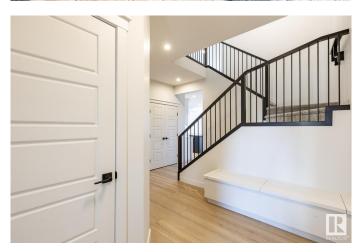
#### **Essential Information**

MLS® # E4435443 Price \$679,900

Bedrooms 4







Bathrooms 3.00 Full Baths 3

Square Footage 2,440 Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 15674 18 Avenue

Area Edmonton

Subdivision Glenridding Ravine

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 5E1

# **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior

Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, Vacuum System-Roughed-In,

**HRV System** 

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Alarm/Security System, Garage Opener, Hood Fan

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Flat Site, Level Land, Park/Reserve, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 9th, 2025

Days on Market 1

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 May 9th, 2025 at 9:47pm MDT