

## \$450,000 - 16020 12 Avenue, Edmonton

MLS® #E4437708

### \$450,000

3 Bedroom, 1.50 Bathroom, 1,339 sqft  
Single Family on 0.00 Acres

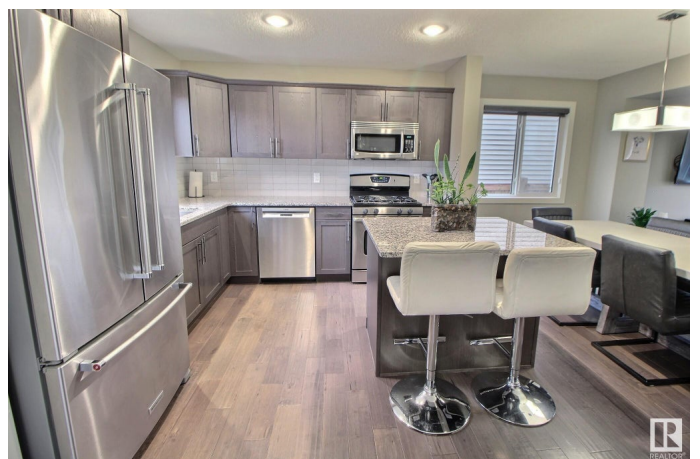
Glenridding Heights, Edmonton, AB

Welcome to this beautiful home in sought after Glenridding Heights. The main floor has a spacious, open concept design - with the spaces flowing onto each other. Perfect for entertaining, or spending time together. The kitchen has a ton of counter and cabinet space, including an additional bank of cabinets that is perfect as a coffee bar. The kitchen also features a gas range and centre island. Upstairs you'll find the primary suite, with a walk in closet and direct access to the main bathroom. Down the hall are two more spacious bedrooms. The basement is home to the laundry, it has a bathroom rough in and awaits your personalization. There is also central air, triple paned windows, luxury blackout window coverings, a double detached garage and a beautiful backyard. This home is a MUST SEE!

Built in 2015

### Essential Information

MLS® #	E4437708
Price	\$450,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,339



Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16020 12 Avenue
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2W6

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch, Vinyl Windows
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 21st, 2025
Days on Market	12

## 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 June 2nd, 2025 at 5:32pm MDT