

# \$949,900 - 15836 13 Avenue, Edmonton

MLS® #E4423010

**\$949,900**

8 Bedroom, 5.00 Bathroom, 3,047 sqft  
Single Family on 0.00 Acres

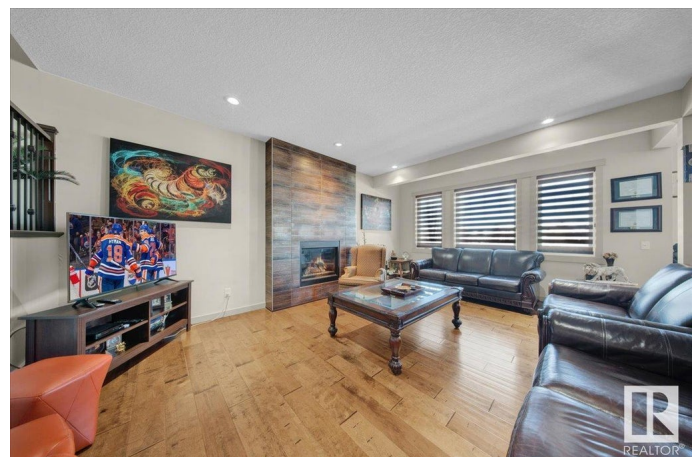
Glenridding Heights, Edmonton, AB

Where Luxury meets elegance! Massive Lake View Walkout Basement with 8 BDRMS includes 3 MASTER BDRMS/ en- suite , and 5 FULL BTHRMS- An total Upgraded Luxury built of Homes by AVI, in the beautiful Glenridding Heights.. Beautifully designed custom built pond backing walkout home, accommodates 4 huge bdrms upstairs, 5 full bthrms, which 1 is in main and 1 in bsmnt. Spice kitchen, bonus/ flex room up, a prayer room at main and separate entrance to the legal basement. Upgraded kitchen features quartz countertops, waterfall island, custom cabinetry, pot & pan drawers, and built-in appliances. Home features 9 ft ceilings throughout the most of bsmnt, main floor, and second floor; custom master shower, open riser stairs; upgraded railing, lighting fixtures & hardware. 1 feet expanded from all sides of living room, 6 feet added to dining & 4 feet to living- Designed comfort&style. Other features include Upstairs laundry room, walk-in closet. gas lines to the deck&kitchen.

Built in 2014

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4423010  |
| Price    | \$949,900 |
| Bedrooms | 8         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,047                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 15836 13 Avenue     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2H5             |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Garage Opener, Microwave Hood Fan, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, Stone, Vinyl             |
| Exterior Features | Landscaped, Schools, View Lake |
| Roof              | Asphalt Shingles               |
| Construction      | Wood, Stone, Vinyl             |
| Foundation        | Concrete Perimeter             |

### **Additional Information**

Date Listed February 26th, 2025

Days on Market 16

Zoning Zone 56

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Listing information last updated on March 14th, 2025 at 8:17am MDT