

## \$679,900 - 16640 14 Avenue, Edmonton

MLS® #E4453809

**\$679,900**

4 Bedroom, 3.50 Bathroom, 2,160 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Discover this stunning home in desirable Glenridding, tucked away on a quiet cul-de-sac with a LARGE PIE-SHAPED yard and mature tree for added privacy. The TRIPLE ATTACHED GARAGE with tandem bay provides exceptional space. Inside, 9-ft ceilings and hardwood floors highlight the open main floor, featuring a double-sided fireplace, quartz countertops, large pantry, and central A/C. Upstairs offers a spacious bonus room, three bedrooms with a luxurious primary suite with 5-pc ensuite and walk-in closet. The basement impresses with 9-ft ceilings, a quartz wet bar, and plenty of room to entertain. Access to the garage through a large mudroom. Step outside to a composite deck, pergola, and hot tub (as-is), ideal for summer relaxation. Additional highlights include on-demand hot water, upgraded finishes, and excellent curb appeal. Conveniently close to schools, shopping, and restaurants, with quick access to Anthony Henday—this home blends comfort, style, and location.

Built in 2015

### Essential Information

MLS® # E4453809

Price \$679,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,160                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16640 14 Avenue     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3C3             |

### Amenities

|           |                                                                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Tub, Hot Water Tankless, Smart/Program. Thermostat, Vinyl Windows, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Heated, Tandem, Triple Garage Attached                                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                         |
| Fireplaces        | Double Sided                                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                                              |

### Exterior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                   |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                   |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Dr Ann Amour School    |
| Middle     | Dr Ann Amour School    |
| High       | Lillian Osborne School |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 59                |
| 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 October 18th, 2025 at 6:02pm MDT