

# \$479,900 - 15932 13 Ave, Edmonton

MLS® #E4429915

## \$479,900

3 Bedroom, 2.50 Bathroom, 1,461 sqft  
Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to this well-kept 3-bedroom, 2.5-bath home in the amazing community of Glenridding Heights! With 1461 SqFt of living space, this home features a modern kitchen with upgraded countertops, a spacious open layout, and central A/C to keep you cool all summer. Upstairs, youâ€™ll find three large bedrooms, including a primary suite with a walk-in closet and stand-up shower. Youâ€™ll also appreciate the water softener system for added comfort and convenience. Outside, enjoy a double detached garage and a spacious yard â€“ perfect for relaxing or entertaining. Located just steps from schools, parks, shopping, and public transit, this is the kind of home that offers both comfort and a great lifestyle.

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429915  |
| Price          | \$479,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,461     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2016                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 15932 13 Ave        |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3N6             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Detectors Smoke, Hot Water Electric, No Smoking Home, Smart/Program. Thermostat |
| Parking   | Double Garage Detached, Front Drive Access   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed April 9th, 2025

Days on Market 11

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 April 20th, 2025 at 3:32pm MDT