

## \$868,000 - 15856 13 Avenue, Edmonton

MLS® #E4426622

**\$868,000**

5 Bedroom, 4.00 Bathroom, 2,408 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Bright & upgrades 2 storey backing onto serene lake w/ fully finished walk out basement .Grand foyer w/ soaring ceiling. 9' ceiling on main & in basement. Hardwood floor thru out. Sunny living room w/ fireplace and patio door to enlarged balcony w/ staircase overlooking breathtaking views. Gourmet kitchen w/ wood cabinets , granite countertops and s/s appliances. Main floor also comes w/2 dens/office & 3 pcs bath ideal for extra bedroom. Upstairs features vaulted ceiling bonus room, 3 spacious bedrooms, laundry room & 4 pcs bath. Primary bedroom boasts walk in closet & 5 pcs ensuite . Basement has laminated floor with underlaid & insulated subfloor panel, family room, 2 bedrooms, 3 pcs bath & wet bar w/ countertop & sink, potential for 2nd kitchen. Other outstanding features include extra wide driveway , triple pane windows, water softener, Hi efficiency furnace w/2 zone heating & double drywall around mechanic room, sound proof basement ceiling & concrete block under the covered balcony. Great value.

Built in 2014

### Essential Information

MLS® # E4426622

Price \$868,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,408                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 15856 13 Avenue     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2N5             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bar, Ceiling 9 ft., Deck, Patio, Vaulted Ceiling, Walkout Basement, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 3  |
| Parking        | Double Garage Attached, Insulated  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Marble Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Lake Access Property, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 30               |
| Zoning         | Zone 56          |

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Listing information last updated on April 18th, 2025 at 5:17pm MDT