

\$609,000 - 16707 18 Avenue, Edmonton

MLS® #E4448707

\$609,000

3 Bedroom, 2.50 Bathroom, 2,059 sqft
Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to Glenridding Heights! This 2,059 sq. ft. Pacesetter home in Greater Windermere offers an open-concept layout with a spacious kitchen featuring granite countertops, modern cabinetry, and brand-new stainless steel appliances. The bright living room includes large windows and a cozy gas fireplace. Upstairs features 3 bedrooms and a vaulted bonus room. The primary suite boasts double French doors, a walk-in closet, and a 4-piece ensuite. The south-facing backyard includes a finished deck, with landscaping to be completed soon. Zoned for Dr. Margaret-Ann Armour (K	) and Lillian Osborne High School, with easy access to the Henday and Ellerslie Road. Move-in ready and perfect for your family!

Built in 2016

Essential Information

MLS® #	E4448707
Price	\$609,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,059
Acres	0.00



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

Community Information

Address	16707 18 Avenue
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C5

Amenities

Amenities	Ceiling 9 ft., Deck, Exterior Walls- 2"x6"
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Dr. Margaret-Ann Armour
Middle	Dr. Margaret-Ann Armour

High Lillian Osborne

Additional Information

Date Listed July 18th, 2025

Days on Market 79

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 5th, 2025 at 1:02pm MDT