

Courtesy Of Kristie A Basaraba Of Century 21 Leading

## **\$669,900 - 15679 18 Avenue, Edmonton**

MLS® #E4445747

**\$669,900**

4 Bedroom, 3.00 Bathroom, 2,148 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Ready for Quick Possession, on Regular Lot. This Brand New Home, Built by Award Winning Builder, Montorio Homes, with a Unique Design this Classic Beauty offers an Open-Concept Layout Features a Large Kitchen with Plenty of Counterspace for Entertaining and Meal Preparations, An abundance of Natural Light, Large South Backing Lot, Great Room c/w Electric Fireplace, Main Floor Bedroom and Full Bathroom. Upstairs offers Primary Suite with 5-pc Ensuite, Laundry Room and Massive Bonus Room for the Family Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Soft Close Cabinets, Quartz Countertops with Undermount Sinks, Backsplash, Railing with Metal Spindles, Smart Home Security and SEPERATE ENTRANCE TO THE BASEMENT for future income generating suite. This home is situated in the desirable community of Glenridding Ravine, South West Edmonton, A Community with Everything in One Place, Nature, Convenience, Schools Parks and all Amenities with easy access to Anthony Henday.

Built in 2025

### **Essential Information**

MLS® # E4445747

Price \$669,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,148                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 15679 18 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5E1            |

### Amenities

|           |                                                                                                                                                                                                                      |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Vacuum System-Roughed-In, HRV System |
| Parking   | Double Garage Attached                                                                                                                                                                                               |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | ensuite bathroom                               |
| Appliances        | Alarm/Security System, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas                      |
| Fireplace         | Yes                                            |
| Fireplaces        | Insert                                         |
| Stories           | 2                                              |
| Has Basement      | Yes                                            |
| Basement          | Full, Unfinished                               |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Flat Site, Level Land, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stone, Vinyl                                           |
| Foundation        | Concrete Perimeter                                           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 57             |
| Zoning         | Zone 56        |

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Listing information last updated on August 29th, 2025 at 4:32am MDT