

# \$774,900 - 15518 13a Avenue, Edmonton

MLS® #E4448440

**\$774,900**

4 Bedroom, 3.00 Bathroom, 2,320 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to this fully custom-built 2,319 SqFt single-family home in the desirable Glenridding community. Backing onto a park, this home offers privacy and scenic views. The main floor features a full bedroom and bathroom—ideal for guests or multigenerational living—as well as elegant tile flooring throughout. The open-concept kitchen includes built-in appliances, spice kitchen, waterfall island and fully custom cabinetry. Enjoy meals in cozy dining nook with walkout to no neighbor backyard. Upstairs, you’ll find 3 spacious bedrooms, 2 full baths, and a bright bonus room with a feature wall. Indented ceilings in both the bonus room and master bedroom add a custom touch. Stay comfortable year-round with central air conditioning. Complete with a double attached garage, this home combines luxury and functionality in a prime location. Unfinished basement has SEPERATE side entry and has 3 large windows with 9 feet ceiling. House is walking distance to walking trails and golf course.

Built in 2023

## Essential Information

MLS® # E4448440

Price \$774,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,320                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 15518 13a Avenue   |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 1A4            |

### Amenities

|           |                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Smoking Home, See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                       |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                        |
| Fireplaces        | Glass Door                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                                           |

### Exterior

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

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 16              |
| 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 August 2nd, 2025 at 5:17pm MDT