

## \$632,000 - 16404 12 Avenue, Edmonton

MLS® #E4433125

**\$632,000**

5 Bedroom, 3.50 Bathroom, 1,977 sqft  
Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Charming & Spacious Home in Desirable Glenridding! This beautifully maintained and well-loved home offers nearly everything a growing family needsâ€”with stylish touches and space to make it your own. Enjoy 9-ft ceilings and a warm mix of hardwood, laminate, carpet, and ceramic tile throughout. The heart of the home, the kitchen, features granite countertops, stainless steel appliances, and ample cabinetry for effortless cooking. With a walkthrough pantry its a breeze unloading groceries. A cozy living room with a fireplace and mantle, and a spacious laundry/mudroom complete the main level. Upstairs boasts a bright bonus room and a generous primary suite with his & hers walk-in closets and a private ensuite. The fully finished basement offers two additional bedrooms, perfect for guests or teens. Located close to schools, parks, and shopping, this home is ready for your personal touchâ€”donâ€™t miss your chance to make it yours!

Built in 2015

### Essential Information

MLS® #	E4433125
Price	\$632,000
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,977
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16404 12 Avenue
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3K4

### **Amenities**

Amenities	On Street Parking, No Animal Home, Wet Bar
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

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

**Additional Information**

Date Listed                      April 28th, 2025  
Days on Market                4  
Zoning                              Zone 56

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