

# \$479,900 - 15932 13 Ave, Edmonton

MLS® #E4429915

## \$479,900

3 Bedroom, 2.50 Bathroom, 1,461 sqft  
Single Family on 0.00 Acres

Glenriding Heights, Edmonton, AB

Welcome to this well-kept 3-bedroom, 2.5-bath home in the amazing community of Glenriding Heights! With 1461 SqFt of living space, this home features a modern kitchen with upgraded countertops, a spacious open layout, and central A/C to keep you cool all summer. Upstairs, youâ€™ll find three large bedrooms, including a primary suite with a walk-in closet and stand-up shower. Youâ€™ll also appreciate the water softener system for added comfort and convenience. Outside, enjoy a double detached garage and a spacious yard â€“ perfect for relaxing or entertaining. Located just steps from schools, parks, shopping, and public transit, this is the kind of home that offers both comfort and a great lifestyle.

Built in 2016

### Essential Information

MLS® #	E4429915
Price	\$479,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,461
Acres	0.00



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

### **Community Information**

Address	15932 13 Ave
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3N6

### **Amenities**

Amenities	Air Conditioner, Detectors Smoke, Hot Water Electric, No Smoking Home, Smart/Program. Thermostat
Parking	Double Garage Detached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 9th, 2025

Days on Market 19

Zoning Zone 56

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Listing information last updated on April 28th, 2025 at 9:31am MDT