

\$679,900 - 15674 18 Avenue, Edmonton

MLS® #E4435443

\$679,900

4 Bedroom, 3.00 Bathroom, 2,440 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Ready for Quick Possession, Backing Large Greenspace! Built by Award Winning Builder Montorio Homes, the Venice Model is a Classic Beauty Mixed with Many Modern Details Featuring 18' Feet Open to Below in the Great Room c/w Electric Fireplace. 3 Spacious Bedrooms Upstairs, with a 4th Bedroom/Full Bath on Main Floor. The Floorplan is Ideal for Families Looking for Functional Living Spaces . The Designer Kitchen has Plenty of Counterspace for Entertaining and Meal Preparation, an Abundance of Natural Light. Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Soft Close Cabinets, Quartz Countertops with Undermount Sinks, Upgraded Railing Throughout, a Smart Home Security Package and SEPERATE ENTRANCE to Basement for Future Rental Income. Glenridding Ravine is a community with everything in one place, nature, convenience, schools, and recreation â€” and a clear vision to create a fulfilling life experience for all

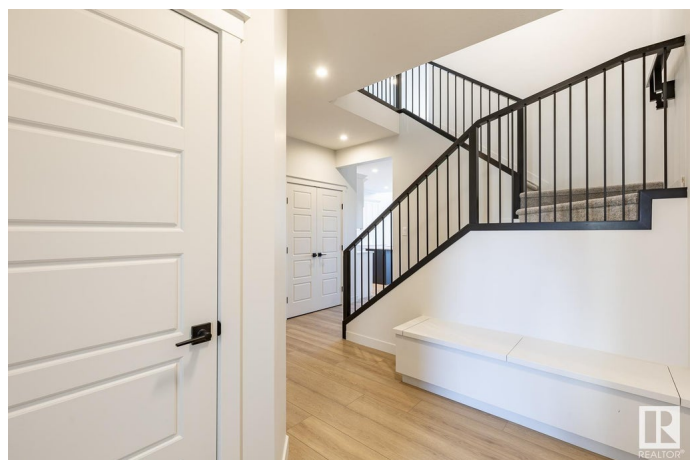
Built in 2024

Essential Information

MLS® # E4435443

Price \$679,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,440 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 15674 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., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, 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, Park/Reserve, Public Swimming Pool, Public |

| | |
|--------------|---|
| | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 56 |

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Listing information last updated on May 11th, 2025 at 8:32pm MDT