

## \$689,900 - 16640 14 Avenue, Edmonton

MLS® #E4453809

**\$689,900**

4 Bedroom, 3.50 Bathroom, 2,160 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Discover this stunning home in desirable Glenridding, tucked away on a quiet cul-de-sac with a LARGE PIE-SHAPED yard and mature tree for added privacy. The TRIPLE ATTACHED GARAGE with tandem bay provides exceptional space. Inside, 9-ft ceilings and hardwood floors highlight the open main floor, featuring a double-sided fireplace, quartz countertops, large pantry, and central A/C. Upstairs offers a spacious bonus room, three bedrooms with a luxurious primary suite with 5-pc ensuite and walk-in closet. The basement impresses with 9-ft ceilings, a quartz wet bar, and plenty of room to entertain. Access to the garage through a large mudroom. Step outside to a composite deck, pergola, and hot tub (as-is), ideal for summer relaxation. Additional highlights include on-demand hot water, upgraded finishes, and excellent curb appeal. Conveniently close to schools, shopping, and restaurants, with quick access to Anthony Henday—this home blends comfort, style, and location.

Built in 2015

### Essential Information

MLS® # E4453809

Price \$689,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,160
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16640 14 Avenue
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Tub, Hot Water Tankless, Smart/Program. Thermostat, Vinyl Windows, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Heated, Tandem, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr Ann Amour School
Middle	Dr Ann Amour School
High	Lillian Osborne School

### **Additional Information**

Date Listed	August 20th, 2025
Zoning	Zone 56

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