

# \$609,000 - 16707 18 Avenue, Edmonton

MLS® #E4448707

## \$609,000

3 Bedroom, 2.50 Bathroom, 2,059 sqft  
Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to Glenridding Heights! This 2,059 sq. ft. Pacesetter home in Greater Windermere offers an open-concept layout with a spacious kitchen featuring granite countertops, modern cabinetry, and brand-new stainless steel appliances. The bright living room includes large windows and a cozy gas fireplace. Upstairs features 3 bedrooms and a vaulted bonus room. The primary suite boasts double French doors, a walk-in closet, and a 4-piece ensuite. The south-facing backyard includes a finished deck, with landscaping to be completed soon. Zoned for Dr. Margaret-Ann Armour (K&#9) and Lillian Osborne High School, with easy access to the Henday and Ellerslie Road. Move-in ready and perfect for your family!

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448707  |
| Price          | \$609,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,059     |
| Acres          | 0.00      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16707 18 Avenue     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3C5             |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Exterior Walls- 2"x6" |
| Parking Spaces | 4                                          |
| Parking        | Double Garage Attached                     |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Stories           | 2                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Unfinished                                                                                |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                             |
| Exterior Features | Fenced, Flat Site, Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                               |
| Construction      | Wood, Stone, Vinyl                             |
| Foundation        | Concrete Perimeter                             |

### School Information

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

High Lillian Osborne

**Additional Information**

Date Listed July 18th, 2025  
Days on Market 103  
Zoning Zone 56

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