

Courtesy Of Jill Jordan Of RE/MAX Real Estate

## \$415,000 - 16116 10 Avenue, Edmonton

MLS® #E4444375

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,536 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to this well-maintained half duplex in the sought-after community of Glenridding Heights. Perfect for families, this home features a bright living room with a gas fireplace and a modern kitchen with granite countertops, stainless steel appliances, a large island with eating bar, and a walk-through pantry. Upstairs offers a spacious primary suite with a walk-in closet and 4-piece ensuite, plus two additional bedrooms, a full 4-piece bath, convenient upstairs laundry, and a bonus room. The basement includes plumbing rough-ins and is ready for future development. Additional highlights include energy-efficient mechanical systems (50-gal water heater, high-efficiency furnace, HRV), a single attached insulated garage, and a fully landscaped and fenced yard. Ideally located close to Currents of Windermere, Anthony Henday, parks, walking trails, and future schools. A fantastic opportunity in a growing southwest Edmonton community. Come take a peek and fall in love! Some pictures are virtually staged.

Built in 2014

### Essential Information

MLS® # E4444375

Price \$415,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,536
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	16116 10 Avenue
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2G9

### Amenities

Amenities	Ceiling 9 ft., Deck, No Smoking Home
Parking Spaces	2
Parking	Insulated, Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Flat Site, Public Transportation, Schools, Shopping Nearby
Lot Description	7.4x37.4x8.1x37.6
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. Teresa
Middle	JH Picard
High	Strathcona

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	8
Zoning	Zone 56
HOA Fees	300
HOA Fees Freq.	Annually

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Listing information last updated on July 4th, 2025 at 1:17pm MDT