

Courtesy Of Kristie A Basaraba Of Century 21 Leading

## **\$679,900 - 15679 18 Avenue, Edmonton**

MLS® #E4445747

**\$679,900**

4 Bedroom, 3.00 Bathroom, 2,148 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Brand New Home, Built by Award Winning Builder, Montorio Homes, with a Unique Design this Classic Beauty offers an Open-Concept Layout Features a Large Kitchen with Plenty of Counterspace for Entertaining and Meal Preparations, An abundance of Natural Light, Large South Backing Lot, Great Room c/w Electric Fireplace, Main Floor Bedroom and Full Bathroom. Upstairs offers Primary Suite with 5-pc Ensuite, Laundry Room and Massive Bonus Room for the Family Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Soft Close Cabinets, Quartz Countertops with Undermount Sinks, Backsplash, Railing with Metal Spindles, Smart Home Security and SEPERATE ENTRANCE TO THE BASEMENT for future income generating suite. This home is situated in the desirable community of Glenridding Ravine, South West Edmonton, A Community with Everything in One Place, Nature, Convenience, Schools Parks and all Amenities with easy access to Anthony Henday. Note: Pictures are for representation only, colors/finishing may differ to actual home.

Built in 2025

### **Essential Information**

MLS® #

E4445747



Price	\$679,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,148
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	15679 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., Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, 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, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter



**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	8
Zoning	Zone 56

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 11th, 2025 at 5:17am MDT