

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 |
|----------|--------------------|

|                   |  |
|-------------------|--|
| 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 | 4               |
| Zoning         | Zone 56         |
| HOA Fees       | 300             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on June 30th, 2025 at 9:17pm MDT