

Courtesy Of Kristie A Basaraba Of Century 21 Leading

## **\$649,900 - 15679 18 Avenue, Edmonton**

MLS® #E4457000

**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,148 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Ready for Quick Possession, on Regular Lot. This 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.

Built in 2025

### **Essential Information**

MLS® # E4457000

Price \$649,900



|                |                        |
|----------------|------------------------|
| 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            September 9th, 2025  
Days on Market      67  
Zoning                  Zone 56

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