

## \$418,000 - 16122 10 Avenue, Edmonton

MLS® #E4446509

**\$418,000**

3 Bedroom, 2.50 Bathroom, 1,325 sqft  
Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

PLUG & PLAY! Professionally Painted & Cleaned, this 1/2 duplex is in the vibrant community of Glenridding! This stylish 2st home offers 1,325 sq ft of designed living space. The upper level features three spacious bedrooms, a full 4-pce bathroom, convenient upstairs laundry, and a primary suite complete with a 3-pce ensuite. The main floor boasts a modern open-concept layout with a large living room, a well-appointed kitchen featuring granite countertops, ample cabinetry, a center island, & corner pantry. The adjacent dining area offers direct access to the rear deck—perfect for outdoor entertaining. A 2-pce powder room & access to the single attached garage complete the main level. The basement is unfinished. This home includes numerous upgrades such as real hardwood flooring on the main floor, a tankless hot water system, and an HVAC air exchange for year-round comfort. Located in a family-friendly neighborhood of Glenridding with easy access to all amenities a family requires. Just move in & enjoy!

Built in 2013

### Essential Information

MLS® #	E4446509
Price	\$418,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,325
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	16122 10 Avenue
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2G9

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Insulated, Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 8th, 2025

Days on Market 1

Zoning Zone 56

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