

## **\$574,888 - 15847 22 Avenue, Edmonton**

MLS® #E4454883

**\$574,888**

3 Bedroom, 2.50 Bathroom, 1,744 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to this elegant LANDMARK Home in Glenridding Ravine strongly built with ENGINEERED LUMBER, TRIPLE-PANE windows, HIGH VELOCITY HEATING SYSTEM, HRV system, TANKLESS WATER system and AIR CONDITIONING for lasting comfort. The open-concept main floor showcases a stylish grey-toned kitchen with light QUARTZ countertops, white BACKSPLASH, stainless steel appliances including a SMART FRIDGE with VIDEO SCREEN, flowing into a sunlit living and dining area. Enjoy a stunning SOUTH FACING LARGE DECK and a beautifully landscaped yard, ideal for summer gatherings and BBQs. Upstairs features three spacious bedrooms, a bonus room, laundry room and a 4pc bath. The luxurious large primary suite features a 5PC ENSUITE and WALK-IN CLOSET. Enjoy light grey vinyl plank flooring, a 2pc bath room and a double attached garage. The area is surrounded by RAVINE TRAILS, parks and minutes from Anthony Henday, Windermere Shopping, FUTURE REC CENTRE and schools - this home is a true gem in a vibrant and growing community!

Built in 2019

### **Essential Information**

MLS® #

E4454883



|                |                        |
|----------------|------------------------|
| Price          | \$574,888              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,744                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 15847 22 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4K9            |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Hot Water Tankless, See Remarks, HRV System |
| Parking   | Double Garage Attached                                             |

### Interior

|                   |                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, See Remarks, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                         |
| Stories           | 2                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                                                                                  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                                |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 56           |

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Listing information last updated on September 3rd, 2025 at 8:32pm MDT