

## \$630,000 - 16404 12 Avenue, Edmonton

MLS® #E4463604

**\$630,000**

5 Bedroom, 3.50 Bathroom, 1,977 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Charming & Spacious Home in Desirable Glenridding! This beautifully maintained and well-loved home offers nearly everything a growing family needs—with stylish touches and space to make it your own. Enjoy 9-ft ceilings and a warm mix of hardwood, laminate, carpet, and ceramic tile throughout. The heart of the home, the kitchen, features granite countertops, stainless steel appliances, and ample cabinetry for effortless cooking. With a walkthrough pantry it's a breeze unloading groceries. A cozy living room with a fireplace and mantle, and a spacious laundry/mudroom complete the main level. Upstairs boasts a bright bonus room and a generous primary suite with his & hers walk-in closets and a private ensuite. The fully finished basement offers two additional bedrooms, perfect for guests or teens. Located close to schools, parks, and shopping, this home is ready for your personal touch—don't miss your chance to make it yours!

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463604  |
| Price     | \$630,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,977                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16404 12 Avenue     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3K4             |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Smoking Home       |
| Parking   | Double Garage Detached, Front Drive Access |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 3                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                     |

**Additional Information**

Date Listed           October 27th, 2025  
Days on Market       8  
Zoning                Zone 56

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