

# \$579,888 - 16216 19 Avenue, Edmonton

MLS® #E4434636

**\$579,888**

4 Bedroom, 3.50 Bathroom, 1,642 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Well-maintained half duplex in desirable Glenridding community, featuring a LEGAL BASEMENT SUITE—ideal for investors or families looking for mortgage help! Enjoy added privacy with no rear neighbors as the home backs onto a walking path. Fully landscaped this property offers a bright, open-concept main floor, spacious upper-level bedrooms, modern stainless steel kitchen appliances, and the comfort of air conditioning. Basement 1 bed/1 bath suite includes stainless steel kitchen appliances and its own washer/dryer for the suite!

Built in 2023

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4434636      |
| Price          | \$579,888     |
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,642         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16216 19 Avenue     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 5C6             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Airport Nearby, Landscaped, No Back Lane, No Through Road, Not Fenced, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 8             |
| Zoning         | Zone 56       |

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