

# \$579,900 - 16035 12 Avenue, Edmonton

MLS® #E4449861

**\$579,900**

6 Bedroom, 4.00 Bathroom, 1,615 sqft  
Single Family on 0.00 Acres

Glenriding Heights, Edmonton, AB

Legal 2-bedroom basement suite makes this Glenriding home ideal for rental income or extended family. Built by Landmark Legacy Homes, this 1600 sq ft 2-storey offers luxury & functionality. Features include granite counters, huge island, walk-in pantry, maple cabinets, tiled backsplash, spacious dining, cozy living room, main floor den/bedroom, 3-pc bath & upstairs laundry (all developed Jan 2025). Basement has separate entrance, laundry, full kitchen, living area & bath. Home includes triple-pane PVC windows, tankless hot water heater, water-saving flow-through humidifier, HRV system, 30-year shingles, basement rough-in & double detached garage. Great curb appeal with partial stone facade. Operates as a successful short-term rental; basement is tenanted. Furniture can be included for an additional cost. Prime location near schools, parks, shopping, and quick Henday access!

Built in 2015

## Essential Information

MLS® #	E4449861
Price	\$579,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4



Square Footage	1,615
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16035 12 Avenue
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2W6

### **Amenities**

Amenities	Hot Water Tankless
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 25th, 2025

Days on Market 8

Zoning Zone 56

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Listing information last updated on August 2nd, 2025 at 6:17am MDT