

## \$632,000 - 16404 12 Avenue, Edmonton

MLS® #E4433125

**\$632,000**

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® #    | E4433125  |
| Price     | \$632,000 |
| 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 | On Street Parking, No Animal Home, Wet Bar |
| Parking   | Double Garage Attached                     |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                      |
| Fireplace         | Yes                                                                                            |
| Fireplaces        | Mantel                                                                                         |
| Stories           | 3                                                                                              |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Finished                                                                                 |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Dr. Margaret-Ann Armour  
Middle                              Dr. Margaret-Ann Armour

**Additional Information**

Date Listed                      April 28th, 2025  
Days on Market                2  
Zoning                              Zone 56

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