

## \$446,800 - 16704 14 Avenue, Edmonton

MLS® #E4445302

**\$446,800**

3 Bedroom, 2.50 Bathroom, 1,474 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

This WELL KEPT 2 storey half duplex location in a quiet CUL-DE-SAC in the desirable neighbourhood --- GLENRIDDING HEIGHTS. Main floor features a modern kitchen design with QUARTZ counter top, looking over the Dining room and Living room with stone facing FIREPLACE. Upper offering a LOFT and nice sized MASTER bedroom with 4 piece en-suite and W.I.C. 2 more good sized bedroom and another 4 piece full bath plus LAUDRY room also located on the upper floor as well. Basement is open for future development. Laminate and tile flooring throughout the main floor. SS appliances and FRONT LOADED washer & dryer. It comes with DOUBLE attached garage. Walking distance to SHOPPING, PUBLIC TRANSIT, PARK. Close to CURRENT SHOPPING CENTRE and all amenities. Easy access to ANTHONY HENDAY and WHITEMUD freeway.

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445302  |
| Price      | \$446,800 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,474         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16704 14 Avenue     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3C3             |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Deck, Detectors Smoke, Vinyl Windows |
| Parking   | Double Garage Attached               |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                        |
| Exterior Features | Cul-De-Sac, Fenced, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                        |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 44             |
| Zoning         | Zone 56        |
| HOA Fees       | 200            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on August 15th, 2025 at 6:17pm MDT