

\$729,000 - 15518 13a Avenue, Edmonton

MLS® #E4463159

\$729,000

4 Bedroom, 3.00 Bathroom, 2,320 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to this fully custom-built 2,319 sq. ft. home in the desirable Glenridding community! Backing onto a park for privacy and scenic views, this home features a main-floor bedroom and full bath, perfect for guests or multigenerational living. Enjoy elegant tile flooring, a modern kitchen with built-in appliances, spice kitchen, and a waterfall island. Upstairs offers 3 spacious bedrooms, 2 full baths, and a bright bonus room with a feature wall and cozy fireplace. Indented ceilings in the bonus room and primary bedroom add a custom touch. Stay comfortable year-round with central A/C. The unfinished basement includes a separate side entry, 9-ft ceilings, and three large windows, ready for future development. Ideally located within walking distance to trails and a golf course, and just 5 minutes to schools, Windermere Plaza, and Canadian Tire. Complete with a double attached garage, this home blends luxury, comfort, and convenience!

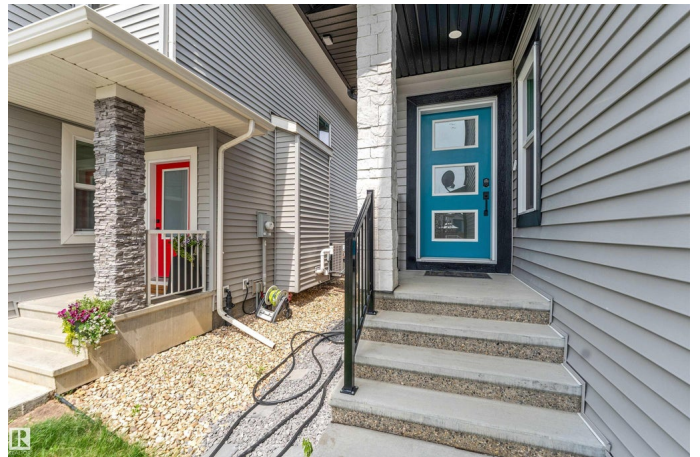
Built in 2023

Essential Information

MLS® # E4463159

Price \$729,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,320
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	15518 13a Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A4

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Parking-Extra, HRV System
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 23rd, 2025
Zoning	Zone 56

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 23rd, 2025 at 5:02pm MDT