

\$579,900 - 16035 12 Avenue, Edmonton

MLS® #E4449861

\$579,900

6 Bedroom, 4.00 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Legal 2-bedroom basement suite makes this Glenridding 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 & 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 24

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 August 18th, 2025 at 9:02pm MDT