

## \$574,900 - 16521 20 Avenue, Edmonton

MLS® #E4443176

**\$574,900**

5 Bedroom, 4.00 Bathroom, 1,431 sqft

Single Family on 0.00 Acres

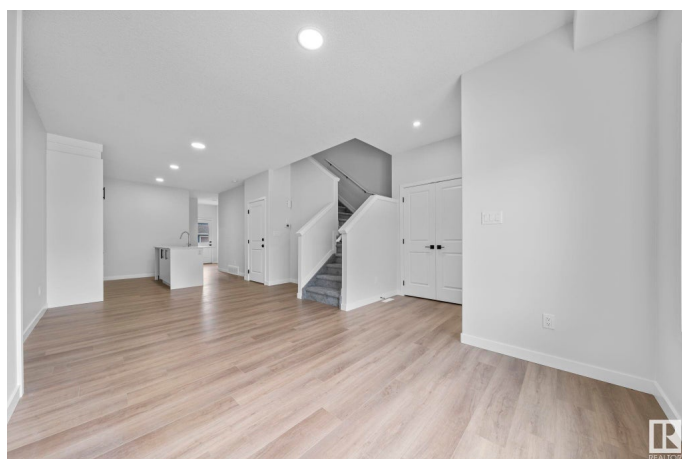
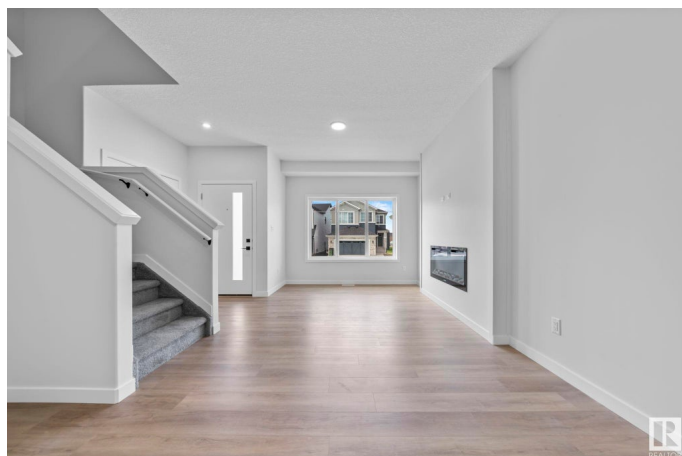
Glenridding Heights, Edmonton, AB

Amazing opportunity for first-time buyers or savvy investors! This quality-built half duplex by Art Homes offers a smart, functional layout with income potential. The main floor boasts a rare full bedroom and bathroom, ideal for guests, in-laws, or a convenient home office. The bright open concept living area is filled with natural light thanks to plenty of big windows, creating an inviting space to relax and entertain. A detached double garage provides secure parking and extra storage. Downstairs, the fully legal basement suite is a fantastic mortgage helper or reliable rental income stream, helping make homeownership more affordable and building equity faster. Perfectly located close to schools, shopping, parks, transit, and all daily amenities. Plus, if you qualify, you can take advantage of the GST New Home Rebate and save even more. Live in one suite and rent the other – a smart move for your future!

Built in 2025

### Essential Information

MLS® #	E4443176
Price	\$574,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4



Square Footage	1,431
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	16521 20 Avenue
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5K1

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, 9 ft. Basement Ceiling
Parking	Double Garage Detached, Parking Pad Cement/Paved
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Dr. Margaret-Ann Armour Sc
Middle	Dr. Margaret-Ann Armour Sc
High	Lillian Osborne School

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	74
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 September 1st, 2025 at 6:47pm MDT