

## \$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	43
Zoning	Zone 56
HOA Fees	200
HOA Fees Freq.	Annually

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