

# \$774,900 - 15518 13a Avenue, Edmonton

MLS® #E4448440

**\$774,900**

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 SqFt single-family home in the desirable Glenridding community. Backing onto a park, this home offers privacy and scenic views. The main floor features a full bedroom and bathroom—ideal for guests or multigenerational living—as well as elegant tile flooring throughout. The open-concept kitchen includes built-in appliances, spice kitchen, waterfall island and fully custom cabinetry. Enjoy meals in cozy dining nook with walkout to no neighbor backyard. Upstairs, you'll find 3 spacious bedrooms, 2 full baths, and a bright bonus room with a feature wall. Indented ceilings in both the bonus room and master bedroom add a custom touch. Stay comfortable year-round with central air conditioning. Complete with a double attached garage, this home combines luxury and functionality in a prime location. Unfinished basement has SEPERATE side entry and has 3 large windows with 9 feet ceiling. House is walking distance to walking trails and golf course.

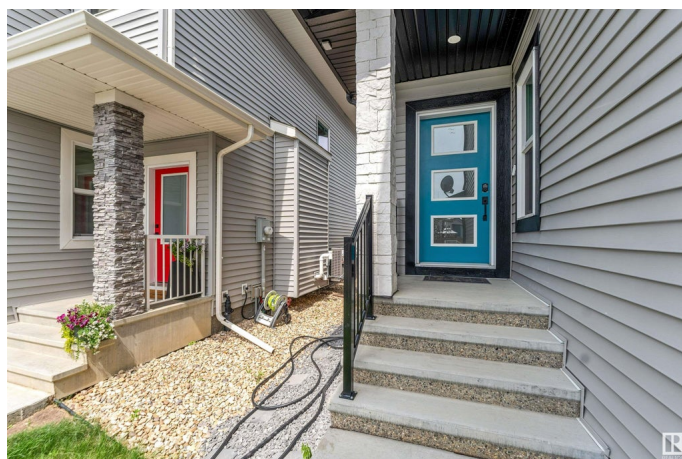
Built in 2023

## Essential Information

MLS® # E4448440

Price \$774,900

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., Detectors Smoke, No Smoking Home, See Remarks, HRV System, 9 ft. Basement Ceiling
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-Countertop Electric, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	10
Zoning	Zone 56

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Listing information last updated on July 27th, 2025 at 9:02pm MDT