

# \$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

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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 |
| Days on Market | 6                  |
| Zoning         | Zone 56            |

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Listing information last updated on October 28th, 2025 at 10:32pm MDT