

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

MLS® #E4448440

\$774,900

4 Bedroom, 3.00 Bathroom, 2,320 sqft
Single Family on 0.00 Acres

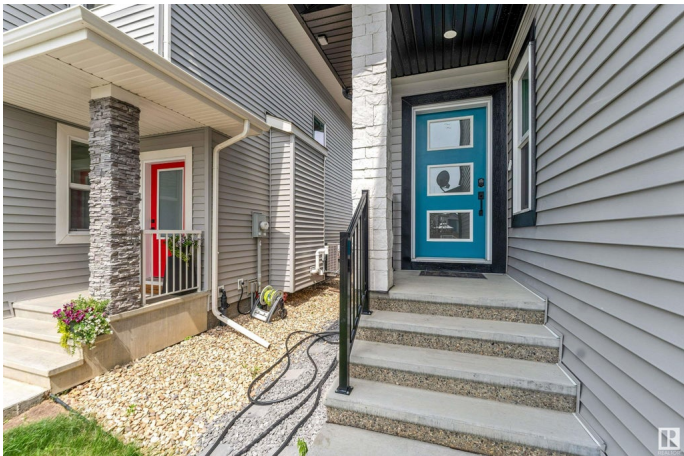
Glenridding Ravine, Edmonton, AB

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 and a separate spice kitchen. 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.

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 |
| 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 2
Zoning Zone 56

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