

## \$425,000 - 16024 10 Avenue, Edmonton

MLS® #E4449328

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,513 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome home to this spacious Landmark built half duplex conveniently located in Glenridding Heights, a short walk to all amenities at The Currents of Windermere, quick access to the Anthony Henday Drive, and just minutes to the Airport. The main floor offers an open concept Kitchen / Dining Room / Living Room, a large walk through pantry, and a newly renovated half bathroom. Head upstairs and you will find UPSTAIRS LAUNDRY, a master suite complete with a 3pc ensuite and a walk-in closet. 2 more large bedrooms and a full bathroom complete the upstairs. The unfinished basement is a blank slate for your future development and houses the new ON DEMAND HOT WATER SYSTEM.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449328  |
| Price          | \$425,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,513     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2013          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16024 10 Avenue     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2H1             |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Deck, Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home |
| Parking Spaces | 2                                                                |
| Parking        | Single Garage Attached                                           |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Stories           | 2                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                 |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                               |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood, Stone, Vinyl                                                               |
| Foundation        | Concrete Perimeter                                                               |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 24th, 2025 |
|-------------|-----------------|

Days on Market 26

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 August 19th, 2025 at 3:32am MDT