

## \$579,900 - 16035 12 Avenue, Edmonton

MLS® #E4449861

**\$579,900**

6 Bedroom, 4.00 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Legal 2-bedroom basement suite makes this Glenridding home ideal for rental income or extended family. Built by Landmark Legacy Homes, this 1600 sq ft 2-storey offers luxury & functionality. Features include granite counters, huge island, walk-in pantry, maple cabinets, tiled backsplash, spacious dining, cozy living room, main floor den/bedroom, 3-pc bath & upstairs laundry (all developed Jan 2025). Basement has separate entrance, laundry, full kitchen, living area & bath. Home includes triple-pane PVC windows, tankless hot water heater, water-saving flow-through humidifier, HRV system & double detached garage. Great curb appeal with partial stone facade. Operates as a successful short-term rental; basement is tenanted. Furniture can be included for an additional cost. Prime location near schools, parks, shopping, and quick Heday access!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449861  |
| Price          | \$579,900 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,615     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2015                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16035 12 Avenue     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2W6             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Tankless     |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Stories           | 3                                                                                                                                    |
| Has Suite         | Yes                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                       |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

Date Listed July 25th, 2025

Days on Market 72

Zoning Zone 56

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Listing information last updated on October 5th, 2025 at 2:47pm MDT