

## \$439,900 - 16010 10 Avenue, Edmonton

MLS® #E4427773

### \$439,900

3 Bedroom, 2.50 Bathroom, 1,535 sqft  
Single Family on 0.00 Acres

Glenriding Heights, Edmonton, AB

Welcome to the Glenriding Heights neighbourhood! This stunning 3 bed + 3 bathroom half duplex has everything you hope for. Your thoughtfully designed home features a spacious, bright living room with a stylish wall fireplace, accompanied by a beautiful mosaic tile, where you can cozy up on cool evenings. Your U-shaped kitchen boasts sleek stainless steel appliances, a walk-through pantry + granite counters. Eat meals in your dining nook or bar top. Head upstairs to your sizeable primary bedroom with its own private 4-piece ensuite! 2 more bedrooms and another 4-piece bathroom are also on the upper level. Your unfinished basement provides opportunity for a home gym or extra storage space. Enjoy the summer season in your fully-fenced backyard with a deck + hot tub! More perks include a heated + insulated garage, built-in speakers, and air conditioning for year-round comfort. Don't miss the chance to live in this family-friendly neighbourhood, close to excellent schools, parks, trails, and amenities!

Built in 2012

### Essential Information

MLS® #	E4427773
Price	\$439,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,535
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	16010 10 Avenue
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2H1

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround, Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Dr. Margaret-Ann Armour
Middle	Dr. Margaret-Ann Armour
High	Lillian Osbourne

## Additional Information

Date Listed	March 27th, 2025
Days on Market	7
Zoning	Zone 56
HOA Fees Freq.	Annually

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