

# \$579,888 - 16216 19 Avenue, Edmonton

MLS® #E4434636

**\$579,888**

4 Bedroom, 3.50 Bathroom, 1,642 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Well-maintained half duplex in desirable Glenridding community, featuring a LEGAL BASEMENT SUITE—ideal for investors or families looking for mortgage help! Enjoy added privacy with no rear neighbors as the home backs onto a walking path. Fully landscaped this property offers a bright, open-concept main floor, spacious upper-level bedrooms, modern stainless steel kitchen appliances, and the comfort of air conditioning. Basement 1 bed/1 bath suite includes stainless steel kitchen appliances and its own washer/dryer for the suite!

Built in 2023

## Essential Information

MLS® #	E4434636
Price	\$579,888
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,642
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey



Status	Active
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### Community Information

Address	16216 19 Avenue
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5C6

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Landscaped, No Back Lane, No Through Road, Not Fenced, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 5th, 2025
Days on Market	6
Zoning	Zone 56

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