

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

MLS® #E4434636

**\$579,888**

4 Bedroom, 3.50 Bathroom, 1,642 sqft

Single Family on 0.00 Acres

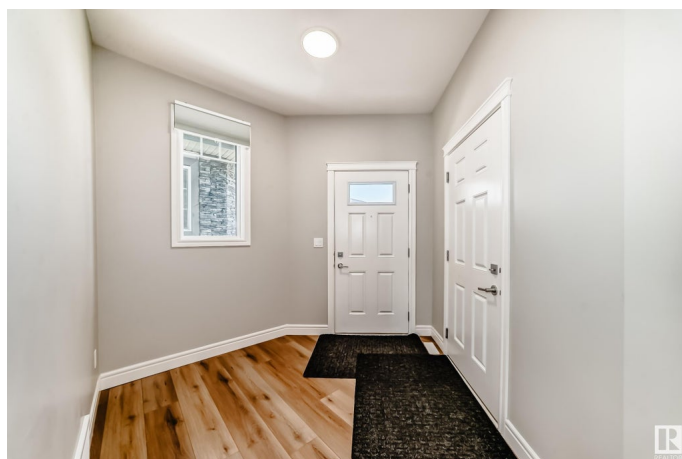
Glenridding Heights, Edmonton, AB

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

### 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 18  
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 May 23rd, 2025 at 4:02pm MDT