

# \$650,000 - 13012 186 Avenue, Edmonton

MLS® #E4455555

**\$650,000**

4 Bedroom, 3.00 Bathroom, 2,481 sqft  
Single Family on 0.00 Acres

Goodridge Corners, Edmonton, AB

WOW!! PICTURE THIS. NO RUSH HOUR TRAFFIC JAMS! PEACEFUL QUIET COUNTRY LIVING IN SIDE CITY OF EDMONTON LIMITS! Welcome to North Edmonton's newest development in GOODRIDGE CORNERS! Purchase in the next 60 days and choose your own colors & finishes! this beautiful 2400 + sqft step inside and be welcomed by a spacious foyer, 4 bedrooms, 4 baths, 2 ensuites, main floor den. Flex room. 9-ft ceilings throughout home! High-end finishes include tile & luxury vinyl plank flooring, sleek cabinetry, quartz countertops, and a spacious open kitchen, complete with a functional spice kitchen / butler's pantry. Amazingly designed with 8-foot doors throughout. Oversized, triple-pane windows flood the entire home with natural light. Open-to-above living area boasts 18-foot ceilings, close to all amenities

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455555  |
| Price          | \$650,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,481     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13012 186 Avenue  |
| Area        | Edmonton          |
| Subdivision | Goodridge Corners |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6V 0N3           |

### Amenities

|                |                                                                                                                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                                              |
| Parking        | Double Garage Attached, Front Drive Access, Insulated                                                                                                                                                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                 |
| Exterior Features | Flat Site, Golf Nearby, No Back Lane, Paved Lane, Private Setting, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                 |
| Foundation        | Slab                                                                               |

**Additional Information**

Date Listed               September 1st, 2025  
Days on Market        3  
Zoning                    Zone 27

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