

## \$399,900 - 16122 10 Avenue, Edmonton

MLS® #E4446509

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,325 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

PLUG & PLAY! Professionally Painted & Cleaned, this 1/2 duplex is in the vibrant community of Glenridding! This stylish 2st home offers 1,325 sq ft of designed living space. The upper level features three spacious bedrooms, a full 4-pce bathroom, convenient upstairs laundry, and a primary suite complete with a 3-pce ensuite. The main floor boasts a modern open-concept layout with a large living room, a well-appointed kitchen featuring granite countertops, ample cabinetry, a center island, & corner pantry. The adjacent dining area offers direct access to the rear deck—perfect for outdoor entertaining. A 2-pce powder room & access to the single attached garage complete the main level. The basement is unfinished. This home includes numerous upgrades such as real hardwood flooring on the main floor, a tankless hot water system, and an HVAC air exchange for year-round comfort. Located in a family-friendly neighborhood of Glenridding with easy access to all amenities a family requires. Just move in & enjoy!

Built in 2013

### Essential Information

MLS® # E4446509

Price \$399,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,325         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16122 10 Avenue     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2G9             |

### Amenities

|                |                                                                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                       |
| Parking        | Insulated, Single Garage Attached                                                                                                                       |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Stories           | 2                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                             |

### Exterior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 28             |
| Zoning         | Zone 56        |

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Listing information last updated on August 5th, 2025 at 12:02am MDT