

# \$514,888 - 16222 19 Avenue, Edmonton

MLS® #E4430383

**\$514,888**

3 Bedroom, 2.50 Bathroom, 1,624 sqft  
Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Backing onto a scenic walking trail, this stunning home combines natural beauty with everyday convenience, including a double front attached garage and a separate side entrance—ideal as a potential mortgage helper. The open-concept layout, enhanced by 9' ceilings, is perfect for both entertaining and daily living. The contemporary kitchen showcases stylish 39" two-tone cabinetry and sleek quartz countertops. Upstairs, you'll find a versatile flex space, convenient upper-level laundry, a well-proportioned primary bedroom with a private 4-piece ensuite, and two additional spacious bedrooms. Additional features include fully landscaped, partially fenced an unfinished basement with a painted floor, a high-efficiency furnace, and energy-saving triple pane windows.

Built in 2023

## Essential Information

MLS® #	E4430383
Price	\$514,888
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,624
Acres	0.00



Year Built	2023
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	16222 19 Avenue
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5C6

### Amenities

Amenities	Ceiling 9 ft., See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, 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, Cul-De-Sac, Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 11th, 2025
Days on Market	8

## 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 April 19th, 2025 at 12:02pm MDT