

# \$714,990 - 15640 18 Avenue, Edmonton

MLS® #E4444961

**\$714,990**

4 Bedroom, 4.00 Bathroom, 2,143 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to this Stunning 2143 sqft dream home located in GLENRIDDING RAVINE with NO back neighbours! Step into a world of elegance with 9-foot ceiling along with 3 pc bath on the main floor. A main floor den adds flexible space for a home office or playroom. The Family room looks stunning with open to below and large windows that allow ample of light in the house. The upper floor has a Bonus room, a Primary bedroom with its ensuite, 2 more bedrooms and a common washroom. To top it off, a dedicated laundry room makes every day tasks a breeze. The LEGAL BASEMENT SUITE has its own separate entrance and laundry, with 1 bedroom, a full kitchen, stainless steel appliances and a 3 pc bath - A perfect mortgage helper! Completing the home is your fully landscaped backyard with new deck to enjoy your summer days. Quick access to all amenities, parks, and green space!

Built in 2023

## Essential Information

MLS® #	E4444961
Price	\$714,990
Bedrooms	4
Bathrooms	4.00
Full Baths	4



Square Footage	2,143
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	15640 18 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5C2

### Amenities

Amenities	Deck, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Hood Fan, Microwave Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 28th, 2025

Days on Market 26

Zoning Zone 56

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Listing information last updated on July 24th, 2025 at 2:33pm MDT