

## \$679,900 - 15679 18 Avenue, Edmonton

MLS® #E4445747

**\$679,900**

4 Bedroom, 3.00 Bathroom, 2,148 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Brand New Home, Built by Award Winning Builder, Montorio Homes, with a Unique Design this Classic Beauty offers an Open-Concept Layout Features a Large Kitchen with Plenty of Counterspace for Entertaining and Meal Preparations, An abundance of Natural Light, Large South Backing Lot, Great Room c/w Electric Fireplace, Main Floor Bedroom and Full Bathroom. Upstairs offers Primary Suite with 5-pc Ensuite, Laundry Room and Massive Bonus Room for the Family Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Soft Close Cabinets, Quartz Countertops with Undermount Sinks, Backsplash, Railing with Metal Spindles, Smart Home Security and SEPERATE ENTRANCE TO THE BASEMENT for future income generating suite. This home is situated in the desirable community of Glenridding Ravine, South West Edmonton, A Community with Everything in One Place, Nature, Convenience, Schools Parks and all Amenities with easy access to Anthony Henday. Note: Pictures are for representation only, colors/finishing may differ to actual home.

Built in 2025

### Essential Information

MLS® #

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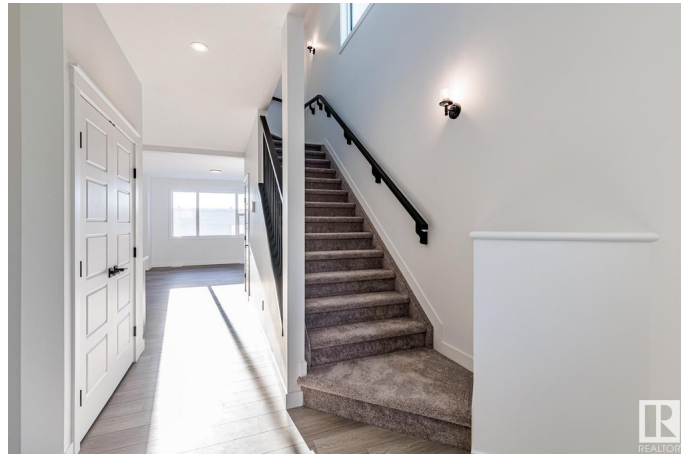
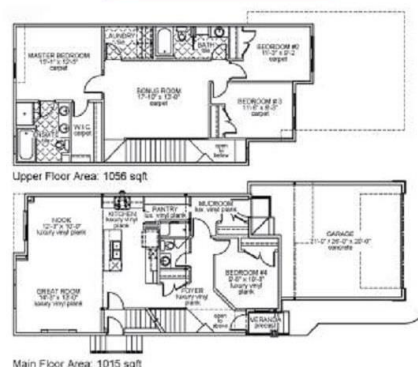


### Lucca I

Job 2590-GR

15679 - 18 Avenue SW

2,071 Sq.Ft.  
9'-11" Main Floor Ceiling Height  
Luxury Vinyl Plank throughout Main Floor  
Side Entrance  
Smart Home Security System  
Appliance Allowance  
Quartz Countertops in Kitchen & Bathrooms  
Electric Fireplace in Great Room  
Bedroom & Full Bath on Main Floor  
Tile in all Second Floor Bathrooms  
Stand-up Shower in Ensuite  
Drop-in Tub in Ensuite  
Tiled Shower in Ensuite  
\$17,000 in Interior Design Upgrades  
Triple Pane Windows  
High Efficiency Furnace



Price	\$679,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,148
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	15679 18 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5E1

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Vacuum System-Roughed-In, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Level Land, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter



**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	3
Zoning	Zone 56

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Listing information last updated on July 6th, 2025 at 3:18pm MDT