

# \$650,000 - 13016 186 Avenue, Edmonton

MLS® #E4458790

**\$650,000**

4 Bedroom, 3.00 Bathroom, 2,314 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 Edmontonâ€™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 / butlerâ€™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. LEGAL BASEMENT SUITES AVIALABLE ON REQUEST!!



Built in 2025

## Essential Information

MLS® #	E4458790
Price	\$650,000
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	2,314
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13016 186 Avenue
Area	Edmonton
Subdivision	Goodridge Corners
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6V 0N3

### Amenities

Amenities	On Street Parking, Ceiling 10 ft., Closet Organizers, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Insulated

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, No Back Lane, No Through Road, Paved Lane, Private Setting, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

**Additional Information**

Date Listed	September 20th, 2025
Zoning	Zone 27

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