\$549,900 - 16521 20 Avenue, Edmonton

MLS® #E4460411

\$549,900

5 Bedroom, 4.00 Bathroom, 1,431 sqft Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Amazing opportunity for first-time buyers or savvy investors! This quality-built half duplex by Art Homes offers a smart, functional layout with income potential. The main floor boasts a rare full bedroom and bathroom, ideal for guests, in-laws, or a convenient home office. The bright open concept living area is filled with natural light thanks to plenty of big windows, creating an inviting space to relax and entertain. A detached double garage provides secure parking and extra storage. Downstairs, the fully legal basement suite is a fantastic mortgage helper or reliable rental income stream, helping make homeownership more affordable and building equity faster. Perfectly located close to schools, shopping, parks, transit, and all daily amenities. Plus, if you qualify, you can take advantage of the GST New Home Rebate and save even more. Live in one suite and rent the other â€" a smart move for your future!



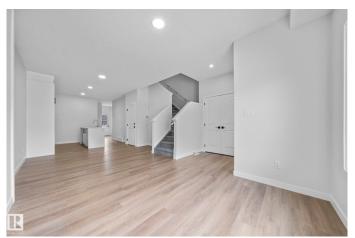
Essential Information

MLS® # E4460411 Price \$549.900

Bedrooms 5
Bathrooms 4.00
Full Baths 4







Square Footage 1,431 Acres 0.00 Year Built 2025

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

Community Information

Address 16521 20 Avenue

Area Edmonton

Subdivision Glenridding Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 5K1

Amenities

Amenities Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, 9 ft. Basement

Ceiling

Parking Double Garage Detached, Parking Pad Cement/Paved

Is Waterfront Yes

Interior

Interior Features ensuite bathroom

Appliances Builder Appliance Credit
Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Heatilator/Fan

Stories 3

Has Suite Yes
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Golf Nearby, Public Transportation, Schools, Shopping

Nearby, Stream/Pond

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Dr. Margaret-Ann Armour Sc Middle Dr. Margaret-Ann Armour Sc

High Lillian Osborne School

Additional Information

Date Listed October 2nd, 2025

Days on Market 31

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 November 2nd, 2025 at 7:02pm MST