

# \$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 QUITE 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!!



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 |
| Days on Market | 24                   |
| Zoning         | Zone 27              |

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Listing information last updated on October 14th, 2025 at 9:17pm MDT