

# **\$569,900 - 16731 30 Avenue, Edmonton**

MLS® #E4443119

**\$569,900**

4 Bedroom, 3.50 Bathroom, 1,632 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

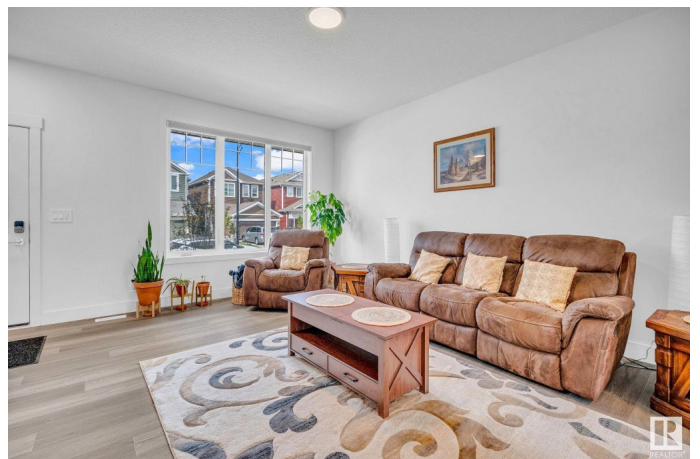
Welcome to this beautiful TWO-STOREY home with a one-bedroom legal basement suite in the wonderful community of Glenridding Ravine! Step inside to discover a bright, inviting, and spacious living room, where natural light floods through the windows. Flowing seamlessly from the living area is the dining space and a beautifully tucked-in kitchen for those who love privacy while cooking. The UPGRADED KITCHEN boasts stainless steel appliances, a CHIMNEY HOOD FAN, and beautiful subway tiles and quartz countertops. Step through the patio doors to your private deck, perfect for summer BBQs, while overlooking the backyard. Upstairs, you'll find two generously sized bedrooms, a full 4-piece bathroom, and a convenient upper floor laundry. The primary bedroom is a true retreat, featuring a spa-like 5-PIECE ENSUITE and a walk-in closet. A DOUBLE DETACHED GARAGE, with a spacious MEZZANINE, for extra storage and parking. A standout of this home is a one-bedroom LEGAL BASEMENT for extra revenue to support your mortgage.

Built in 2022

## **Essential Information**

MLS® # E4443119

Price \$569,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,632
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16731 30 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5A3

### Amenities

Amenities	Off Street Parking, No Animal Home, No Smoking Home, Walk-up Basement, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Portable, Garage Control, Garage Opener, Hood Fan, Water Softener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Flat Site, Landscaped, Level Land, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	17
Zoning	Zone 56

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Listing information last updated on July 6th, 2025 at 1:47am MDT