

# \$424,900 - 16638 31 Avenue, Edmonton

MLS® #E4454219

**\$424,900**

3 Bedroom, 2.50 Bathroom, 1,346 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Have you've been looking for a great value end unit townhome without condo fees & SIDE ENTRY (second suite potential)?! Welcome home to this modern 1,346sqft home compete with 3 spacious bedrooms, 2.5 bathrooms, including your own private 3pc ensuite, & double attached garage in the sought after community of Glenridding Ravine! Bright & open are two words to describe the well designed layout of this home. Your main floor features a stylish kitchen with quartz countertops, sleek cabinetry, & spacious pantry, flowing seamlessly into the dining & living areas—perfect for entertaining family & friends, or relaxing after a long day. Upstairs, youâ€™™ll find 3 spacious bedrooms including a generous primary suite & 3pc ensuite. Enjoy your own private backyard & double detached garage, plus you're just mere steps from a beautiful park, green-space, lake, & walking trails! This home is ideal for first-time buyers, down-sizers, or savvy investors. Conveniently located close to shopping, schools, & everything you need!

Built in 2020

## Essential Information

MLS® # E4454219

Price \$424,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	16638 31 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4P8

### **Amenities**

Amenities	Front Porch, No Smoking Home
Parking Spaces	2
Parking	Double Garage Detached, Rear Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 22nd, 2025
Days on Market	25
Zoning	Zone 56

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