

Courtesy Of Nora Bhatti Of Initia Real Estate

## \$449,900 - 16806 31 Avenue, Edmonton

MLS® #E4441578

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,353 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Stylish & Spacious 4-Bedroom Townhouse Across from a PARK – Located in Glenridding Ravine! Fall in love with this stylish 4-bedroom, 4-bathroom townhouse, With 1478 SQ FT OF LIVING SPACE, in the desirable Glenridding Ravine. Directly across from a park and playground, it features an open-concept layout, premium finishes, stainless steel appliances, and a fully finished basement with a 4th bedroom, full bath, and flex room - perfect for a home office or gym. Enjoy your private LANDSCAEPED backyard, DOUBLE detached garage, and an UNBEATABLE location right ACROSS from a PARK with a playground. Situated close to top-rated schools, shopping at Currents of Windermere and South Edmonton Common, restaurants, and everyday essentials. With easy access to the Anthony Henday and just a short drive to Edmonton International Airport, this home delivers the ideal mix of comfort, convenience, and lifestyle. Don't miss your chance to live in one of Southwest Edmonton's most desirable communities!

Built in 2023

### Essential Information

MLS® # E4441578

Price \$449,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,353
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	16806 31 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4R1

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped,

Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 10th, 2025
Days on Market	9
Zoning	Zone 56
HOA Fees	426
HOA Fees Freq.	Annually

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Listing information last updated on June 19th, 2025 at 2:17pm MDT