

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 LANDSCAPED 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 | 15              |
| Zoning         | Zone 56         |
| HOA Fees       | 426             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on June 25th, 2025 at 1:02pm MDT