

\$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

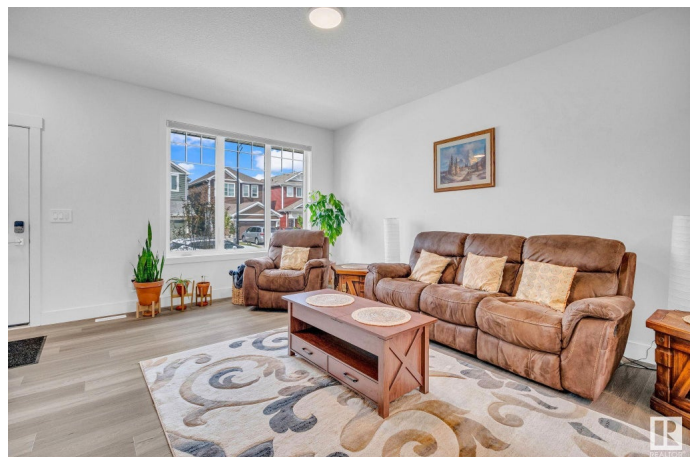
Welcome to this beautiful TWO-STOREY home with a one-bedroom legal basement suite in the wonderful community of Glenridding Ravine! Step inside to discover a bright, inviting, and spacious living room, where natural light floods through the windows. Flowing seamlessly from the living area is the dining 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 |
|----------|-------------|

| | |
|-------------------|--|
| 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 | 7 |
| Zoning | Zone 56 |

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Listing information last updated on June 26th, 2025 at 2:02am MDT