

Courtesy Of Kwaku Nyantakyi Of Century 21 Leading

\$499,000 - 16812 31 Avenue, Edmonton

MLS® #E4426895

\$499,000

4 Bedroom, 3.50 Bathroom, 1,322 sqft
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

INVESTORS AND FIRST HOME OWNERS ALERT!! 4-bedroom/3.5-bathroom townhome with a FULLY FINISHED LEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE in the well-sought-after Glenridding Ravine awaits you! Step into a bright and open-concept living space, filled with natural light and designed with modern finishes and upgraded fixtures throughout. The stylish kitchen boasts upgraded stainless steel appliances, sleek cabinetry, and a spacious dining area – ideal for entertaining. A convenient half bath completes the main floor. The upper level offers a large primary bedroom with a 4-piece ensuite and a walk-in closet. Two additional bedrooms, another full bathroom, and the convenience of laundry on the upper level. The fully finished 1-bed, 1-bath legal basement suite equipped with it's own Laundry.

Built in 2022

Essential Information

MLS® #	E4426895
Price	\$499,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,322
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	16812 31 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4R1

Amenities

Amenities	Carbon Monoxide Detectors, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Dryer-Two, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 21st, 2025

Days on Market 13

Zoning Zone 56

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Listing information last updated on April 3rd, 2025 at 8:17pm MDT