

\$434,900 - 16638 31 Avenue, Edmonton

MLS® #E4454219

\$434,900

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 \$434,900



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	6
Zoning	Zone 56

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