\$409,000 - 16618 31 Avenue, Edmonton

MLS® #E4465559

\$409,000

3 Bedroom, 2.50 Bathroom, 1,388 sqft Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

NO CONDO FEE! END UNIT! Welcome to this beautifully maintained two-storey home in the desirable Glenridding Ravine. A charming front porch opens to a bright main floor featuring elegant laminate flooring and a stunning kitchen with quartz countertops, stylish cabinetry, and stainless steel appliances. Upstairs, the spacious primary suite boasts a walk-in closet and private three-piece ensuite. Two additional bedrooms, a four-piece bathroom, and convenient upper-floor laundry complete this level. The unfinished basement presents excellent potential for customization. Outside, enjoy a fully-landscaped fenced yard and double detached garage. With parks, schools, and shopping nearby plus easy access to Anthony Henday Drive and Ellerslie Road. Don't miss out!



Essential Information

MLS® # E4465559 Price \$409,000

Bedrooms 3 Bathrooms 2.50

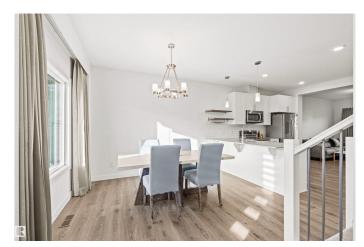
Full Baths 2 Half Baths 1

Square Footage 1,388

Acres 0.00







Year Built 2020

Type Single Family

Sub-Type Residential Attached

Style 2 Storey
Status Active

Community Information

Address 16618 31 Avenue

Area Edmonton

Subdivision Glenridding Ravine

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 4P8

Amenities

Amenities Deck, Detectors Smoke, No Smoking Home

Parking Double Garage Detached

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 Commercial, Fenced, Paved Lane, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed November 13th, 2025

Days on Market 1

Zoning Zone 56

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