

## \$529,900 - 16603 31 Avenue, Edmonton

MLS® #E4453388

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,549 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Executive 2 STOREY offers elegance, and a magnificent Living Space. With 3 bedrooms, 2.5 bathrooms boasting incredible finishings. When you enter the house, gorgeous tile and vinyl plank flooring and stunning lighting fixtures, leading you to your dream kitchen with Stainless Steel Appliances, granite counters, chimney style hood fan, & eat up bar, bright dining nook w/access to the deck & spacious living room and walk through pantry. The main floor also features, den & 2 pc bath. Bench with lower/upper cubbies in Mud Room. The upper level includes large Master Retreat with a 5 piece ensuite, custom walk-in shower, jetted tub, his and hers sinks & a Large walk in closet, 2 additional bedrooms, 4pc bath and upstairs laundry. The basement awaits your finishing touches. The stunning backyard oasis is immaculately landscaped with a shea™d. Comes with A/C, Heated Garage. Located on a quiet street with quick access to trails, parks and great schools.

Built in 2020

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453388  |
| Price     | \$529,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,549                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16603 31 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4P8            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                                                   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Cul-De-Sac         |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

Date Listed            August 16th, 2025  
Days on Market      12  
Zoning                 Zone 56

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