# \$579,900 - 16808 30 Avenue, Edmonton

MLS® #E4461173

### \$579,900

4 Bedroom, 2.50 Bathroom, 2,067 sqft Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to this well-maintained 2,066 sq ft 4-bedroom, 2.5-bath two-storey home in the vibrant community of Glenridding Ravine. Built in 2023, this modern home features a double attached garage, smart lights on the front of the house, and a fully landscaped yard. The open-concept main floor offers open to above ceilings, a stylish kitchen with stainless steel appliances, garbage disposal, walk-in pantry, and durable laminate flooring throughout. The cozy living room features an electric fireplace, and there's a convenient 2-piece bath plus a spacious main floor bedroom. Upstairs, you'll find a large primary bedroom with a walk-in closet and 5-piece ensuite, two additional bedrooms, a 3-piece bath, and a laundry room. The bright unfinished basement is ready for your personal touch. Located near schools, shopping, parks, and walking trails with easy access to 41 Ave SW, James Mowatt Trail, and the Henday, this home offers comfort, convenience, and room to grow â€" all it needs is YOU!

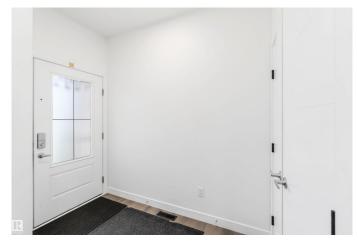


#### **Essential Information**

MLS® # E4461173 Price \$579,900

Bedrooms 4







Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,067 Acres 0.00 Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 16808 30 Avenue

Area Edmonton

Subdivision Glenridding Ravine

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 5A3

### **Amenities**

Amenities Ceiling 9 ft., Detectors Smoke

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Gas, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,

Ski Hill Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

#### **School Information**

Elementary George H. Luck School

Middle Riverbend School
High Strathcona School

## **Additional Information**

Date Listed October 7th, 2025

Days on Market 27

Zoning Zone 56

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