

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 2:32am MDT