

# **\$474,900 - 16703 30 Avenue, Edmonton**

MLS® #E4439550

**\$474,900**

3 Bedroom, 2.50 Bathroom, 1,536 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to Glenridding Ravine! This 2 STOREY offers Elegance and Magnificent Living Spaces. You will be wowed upon entering the Foyer, Open Concept Floor Plan, 9 Foot Ceiling's, Pot Lights, Spacious Living room, Vinyl Plank Flooring and Large Dining area. The Kitchen is Outstanding from every angle, showcases Tasteful Finishes such as Custom Cabinets, Quartz Countertops w/ Tiled Backsplash, Stainless Steel Applianceâ€™s, and a Large Island. The Upstairs you will find 3 Generous Sized Bedrooms. The Master Bedroom with a Luxurious 4 Piece Ensuite Bathroom with Shower and a Walk-In Closet. 2 Large Bedrooms with a Full Bath and Spacious Laundry Room. The Basement has a SEPARATE Entrance for your Future Legal Secondary Suite. The Basement awaits your finishing touches. The Large yard is perfect for family gatherings. Close to Major Amenities, Schools, Shopping and the Anthony Henday.

Built in 2022

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4439550  |
| Price      | \$474,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,536                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16703 30 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4P9            |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Vinyl              |
| Foundation        | Concrete Perimeter       |

### Additional Information

Date Listed May 30th, 2025

Days on Market 22

Zoning Zone 56

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Listing information last updated on June 21st, 2025 at 2:32am MDT