

## \$434,900 - 16638 31 Avenue, Edmonton

MLS® #E4454219

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,346 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Have you've been looking for a great value end unit townhome without condo fees & SIDE ENTRY (second suite potential)?! Welcome home to this modern 1,346sqft home compete with 3 spacious bedrooms, 2.5 bathrooms, including your own private 3pc ensuite, & double attached garage in the sought after community of Glenridding Ravine! Bright & open are two words to describe the well designed layout of this home. Your main floor features a stylish kitchen with quartz countertops, sleek cabinetry, & spacious pantry, flowing seamlessly into the dining & living areas—perfect for entertaining family & friends, or relaxing after a long day. Upstairs, youâ€™™ll find 3 spacious bedrooms including a generous primary suite & 3pc ensuite. Enjoy your own private backyard & double detached garage, plus you're just mere steps from a beautiful park, green-space, lake, & walking trails! This home is ideal for first-time buyers, down-sizers, or savvy investors. Conveniently located close to shopping, schools, & everything you need!

Built in 2020

### Essential Information

MLS® # E4454219

Price \$434,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,346                |
| Acres          | 0.00                 |
| Year Built     | 2020                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16638 31 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4P8            |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Front Porch, No Smoking Home              |
| Parking Spaces | 2                                         |
| Parking        | Double Garage Detached, Rear Drive Access |

### 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 | Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 56           |

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Listing information last updated on September 2nd, 2025 at 12:33pm MDT