

# \$249,900 - 30 16231 19 Avenue, Edmonton

MLS® #E4435050

**\$249,900**

1 Bedroom, 1.00 Bathroom, 609 sqft  
Condo / Townhouse on 0.00 Acres

Glenridding Ravine, Edmonton, AB

FULLY LANDSCAPED! Welcome to Essential Glenridding, where luxury living meets modern convenience! This stunning new 1 BED PLUS DEN features new designer finishes that will take your breath away. An open concept plan with 9ft ceilings, that offers a full bath, laundry room, a bedroom, den and a convenient single attached garage. The private patio is the perfect addition for hosting summer BBQs or relaxing after a long day. The kitchen features quartz countertops and upgraded cabinets. It's the perfect space to whip up your favourite meals or entertain friends and family. This home also comes with a generous \$3,000 appliance allowance. Don't miss out! QUICK POSSESSION!

Built in 2024

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4435050          |
| Price          | \$249,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 609               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Condo / Townhouse |





|          |                        |
|----------|------------------------|
| Sub-Type | Townhouse              |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 30 16231 19 Avenue |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5C6            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, Vinyl Windows, See Remarks |
| Parking   | Single Garage Attached                                     |

### Interior

|              |  |
|--------------|--|
| Appliances   | Garage Control, Garage Opener, See Remarks |
| Heating      | Forced Air-1, Natural Gas                  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement                          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Joan Carr Catholic School |
| High       | Dr. Anne Anderson High    |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 8             |
| Zoning         | Zone 56       |



Condo Fee                \$137

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Listing information last updated on May 13th, 2025 at 6:47pm MDT