

## **\$619,000 - 16236 31 Avenue, Edmonton**

MLS® #E4457044

**\$619,000**

3 Bedroom, 2.50 Bathroom, 2,024 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Fully furnished Stunning Detached Home with Double Car Garage in Glenridding ! Welcome to this beautifully designed home featuring a grand open-to-above living area on the main floor, complete with a cozy fireplace and an eye-catching feature wall. The modern kitchen boasts stainless steel appliances, a central island, and a walk-in pantry for ample storage. Also on the main floor, you'll find a versatile den/office that can easily serve as a guest bedroom, along with a convenient powder room. Upstairs, the staircase leads to a spacious bonus room, perfect for a family lounge or entertainment space. The luxurious primary suite includes a walk-in closet and a 5-piece ensuite bathroom. Two additional bedrooms share a well-appointed common bathroom. The unfinished basement comes with a separate entrance, offering endless potential for a legal suite or custom development of your choice. Don't miss your chance to own this exceptional home in the sought-after Glenridding community!

Built in 2021

### **Essential Information**

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Price \$619,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,024                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16236 31 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4X2            |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                     |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

## Additional Information

Date Listed            September 10th, 2025  
Days on Market       55  
Zoning                 Zone 56



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