

## \$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 62

Zoning Zone 56

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