

## \$468,000 - 16022 32 Avenue, Edmonton

MLS® #E4441079

**\$468,000**

3 Bedroom, 2.50 Bathroom, 1,497 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

NO CONDO FEES! Welcome to this well-maintained half duplex located in the desirable community of Glenridding Ravine. The main floor boasts 9 ft ceilings and a bright, open-concept kitchen featuring quartz countertops and stainless steel appliances. Enjoy the beautifully landscaped front and back yards, complete with lush greenery, vibrant flowers, and fruit trees. A finished deck and fully fenced yard offer the perfect space for relaxing or entertaining. Upstairs, you'll find three spacious bedrooms and two full bathrooms. The unfinished basement with a separate side entrance offers great potential for future development or investment. Just steps from the community pond, scenic ravine trails, playground, and shopping. Welcome home!

Built in 2020

### Essential Information

MLS® #	E4441079
Price	\$468,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,497
Acres	0.00



Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	16022 32 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4P3

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	GEORGE H. LUCK SCHOOL
Middle	RIVERBEND SCHOOL

High STRATHCONA SCHOOL

### **Additional Information**

Date Listed June 6th, 2025

Days on Market 9

Zoning Zone 56

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