

## \$575,000 - 16635 30 Avenue, Edmonton

MLS® #E4459647

**\$575,000**

4 Bedroom, 3.50 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Family ready and fully finished...Welcome to this thoughtfully upgraded 2-storey in Glenridding Ravine—built in 2021 and designed for real life. Offering 3+1 bedrooms, 4 full baths, and a fully finished basement, this home adds both comfort and flexibility for growing families. The main floor feels extra spacious with an additional foot added to both the main and upper levels, luxury flooring, and upgraded appliances. Upstairs, three bedrooms and a large bonus room keep everyone close but not crowded. Downstairs, a fourth bedroom, full bath, and family area create the perfect guest or teen retreat. Outside, \$16,000 in professional landscaping and a fenced yard mean you can skip the projects and enjoy your next summer. The detached double garage is insulated and drywalled—ready for Alberta winters. This home blends thoughtful upgrades with everyday ease—all tucked into a quiet, family-friendly pocket near parks, schools, and shopping. Nothing left to do but unpack, pour the coffee and enjoy the weekend.

Built in 2021

### Essential Information

MLS® # E4459647

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,507                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16635 30 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4P9            |

### Amenities

|           |                                                                                                                                        |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                                 |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 3                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Playground Nearby, |

|              |                                                                  |
|--------------|------------------------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof         | Asphalt Shingles                                                 |
| Construction | Wood, Brick, Vinyl                                               |
| Foundation   | Concrete Perimeter                                               |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 25                   |
| Zoning         | Zone 56              |

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Listing information last updated on October 21st, 2025 at 3:47pm MDT