

# \$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 8:33pm MDT