

\$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 12

Zoning Zone 56

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 18th, 2025 at 8:02am MDT