

## \$429,900 - 16806 31 Avenue, Edmonton

MLS® #E4449195

**\$429,900**

4 Bedroom, 3.50 Bathroom, 1,353 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Charming 4-Bedroom Townhouse Facing a PARK w/ Double Det. Garage  
â€”MOVE-IN-READY in Glenridding Ravine! Step into your dream lifestyle in this warm & welcoming 4-bedroom, 3.5-bath home with 1478 SQ FT OF COMFORT, nestled in the heart of SW EDMONTON. The sun-filled, OPEN-CONCEPT layout, designer UPGRADES, sleek Stainless Steel Appliances, & Fully Finished Basementâ€”with a 4th bedroom, Full Bath, & Flex Roomâ€”create the perfect space for a HOME OFFICE, GYM, or GROWING FAMILY. Imagine summer BBQs in your LANDSCAPED backyard, Snowy Mornings with your CARS TUCKED AWAY in the GARAGE, & joyful moments watching your KIDS play in the PARK just steps from your front door. Perfectly located near TOP SCHOOLS, shopping at Currents of Windermere & South Edmonton Common, great dining spots, & quick access to Anthony Henday & the Edmonton International Airport, this home offers you the perfect blend of PEACE, STYLE & CONVENIENCE. Come make your memories in one of SW Edmontonâ€™s most sought-after neighbourhoods!

Built in 2023

### Essential Information



|                |                      |
|----------------|----------------------|
| MLS® #         | E4449195             |
| Price          | \$429,900            |
| Bedrooms       | 4                    |
| Bathrooms      | 3.50                 |
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,353                |
| Acres          | 0.00                 |
| Year Built     | 2023                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16806 31 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4R1            |

### Amenities

|           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                                                                         |

### Interior

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

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                  |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 56         |

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Listing information last updated on August 3rd, 2025 at 3:17am MDT