# \$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

Welcome to this beautifully upgraded 2-storey in SAXONY GLEN featuring 3+1 beds, 4 baths, side entrance, and a fully finished basementâ€"offering thoughtful design and income potential. The main & upper floors were extended by an extra foot during construction, creating a more spacious layout with 9' ceilings on both the main level and basement. The kitchen is a true showpiece with black SS appliances, quartz countertops throughout, and custom tile details. Upgrades continue with vinyl plank and ceramic tile flooring, knockdown ceilings, dimmer lighting, and floor-to-ceiling bathroom tile. The fully finished basement (approx. \$36K investment) adds a 4th bedroom, full bath, and a generous rec space. Outside, enjoy \$16K in professional landscaping, including paving stone walkways, firepit, perennials, shrubs, and a fully fenced yard. The double detached garage is already drywalled, plus central A/C. Original ownerâ€"move in ready and better than new with all the extras already done.

Built in 2021

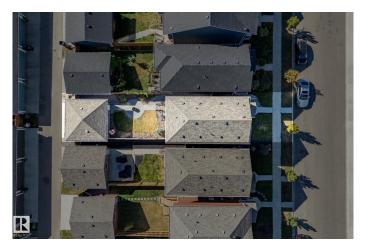
## **Essential Information**

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 2

Zoning Zone 56

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Listing information last updated on September 28th, 2025 at 1:32am MDT