

\$539,900 - 16612 30 Avenue, Edmonton

MLS® #E4464748

\$539,900

3 Bedroom, 2.50 Bathroom, 1,845 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Delightful 2 storey home in the heart of Glenridding Ravine is ready to welcome its new family! The young ones will love the quick stroll to playground, parks & trails. The adults will appreciate the proximity to new shopping amenities & access to Anthony Henday for commuting requirements. Features 3 spacious bedrooms, 2.5 bathrooms, upper-level laundry room & cozy loft style family room. Welcoming foyer transitions to awesome open concept GREAT ROOM that is bright & airy, adorned w/pleasing neutral palette & upgraded lighting.

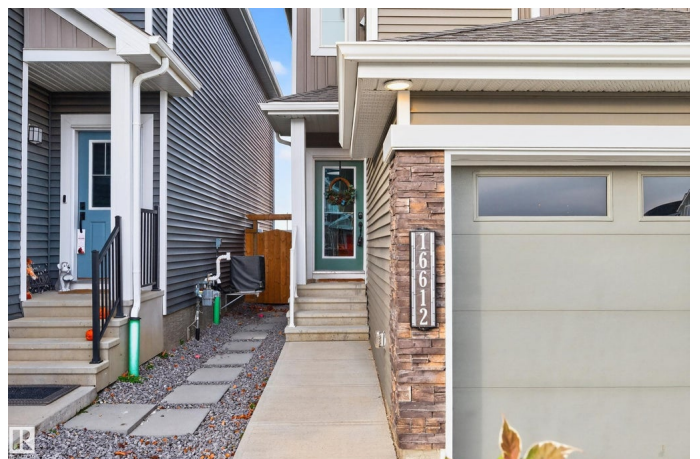
Tremendous contemporary kitchen showcases soft-close to-ceiling cabinetry, mosaic tile backsplash, quartz countertops, centre island, spacious dinette, upscale SS appliances & desired walk-thru pantry to mudroom (that has access to garage). Plastered electric fireplace, floating shelving & trio of windows adds to the contemporary feel. Owner's retreat boasts private 4 pc ensuite w/dual sinks, glass shower & large WIC. Fully fenced, landscaped w/extended front driveway. MUST SEE!!!

Built in 2021

Essential Information

MLS® # E4464748

Price \$539,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,845
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	16612 30 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4P9

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Electric, Television Connection, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	GEORGE H. LUCK SCHOOL K-6
Middle	RIVERBEND SCHOOL 7-9
High	STRATHCONA SCHOOL 10-12

Additional Information

Date Listed	November 5th, 2025
Days on Market	8
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 November 13th, 2025 at 1:47pm MST