

## \$998,800 - 15807 30 Avenue, Edmonton

MLS® #E4434403

**\$998,800**

4 Bedroom, 3.50 Bathroom, 2,364 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Former SHOWHOME of Coventry Homes, located in the crown jewel of Glenridding Ravine with environmental reserve, park and green space surrounded! This unique showhome model comes with loaded features and countless upgrades. Just to mention a few including all glass railings along the staircase, steel beam reinforced staircase with open risers from main to second, level 3 quartz countertops and kitchen backsplash with acrylic panel cabinets, dropped eating bar in kitchen island, full height cabinet walls centered with a hidden pantry, black exterior window frames throughout, monolithic limestone plaster finished gas fireplace surround details with plaster hearth dyed in a 2nd tone, triple stacked windows in the Great Room and along side the stairwell, electric drapes in open-to-below area and power retractable shades in covered deck area, bar with floating shelves and lower cabinets in both main and basement, fully tiled wet room in ensuite and many many many more! Over half a million worth of upgrades!

Built in 2021

### Essential Information

MLS® # E4434403

Price \$998,800



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,364
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	15807 30 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4X3

### Amenities

Amenities	Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Masonry, Remote Control

Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Brick, Vinyl, See Remarks
Exterior Features	Creek, Environmental Reserve, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Ravine View, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl, See Remarks
Foundation	Concrete Perimeter

## School Information

Elementary	George H. Luck School
Middle	Riverbend School
High	Strathcona School

## Additional Information

Date Listed	May 4th, 2025
Days on Market	106
Zoning	Zone 56

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