# \$263,900 - 36 16231 19 Avenue, Edmonton

MLS® #E4435047

#### \$263,900

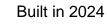
2 Bedroom, 1.00 Bathroom, 609 sqft Condo / Townhouse on 0.00 Acres

Glenridding Ravine, Edmonton, AB

FULLY LANDSCAPED! Welcome to Essential Glenridding, where luxury living meets modern convenience! This stunning new 2 bed townhome features new designer finishes that will take your breath away. An open concept plan with 9ft ceilings, that offers a full bath, laundry room, 2 bedrooms, and a convenient single attached garage. The private patio is the perfect addition for hosting summer BBQs or relaxing after a long day. The kitchen includes appliances, quartz countertops, waterlne to fridge and upgraded cabinets. It's the perfect space to whip up your favourite meals or entertain friends and family. Don't miss out!







#### **Essential Information**

| MLS® #         | E4435047          |
|----------------|-------------------|
| Price          | \$263,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 609               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Туре           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



| Style  | Single Level Apartment |
|--------|------------------------|
| Status | Active                 |

# **Community Information**

| Address     | 36 16231 19 Avenue |
|-------------|--------------------|
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5C6            |

#### Amenities

| Amenities | Ceiling 9 ft., Detectors Smoke, Vinyl Windows, See Remarks |
|-----------|--|
| Parking   | Single Garage Attached                                     |

#### Interior

| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, |
|--------------|---|
|              | Refrigerator, Stove-Electric  |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

## Exterior

| Exterior          | Wood, Stone, Vinyl   |  |
|-------------------|--|--|
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Ski Hill Nearby |  |
| Roof              | Asphalt Shingles   |  |
| Construction      | Wood, Stone, Vinyl   |  |
| Foundation        | Concrete Perimeter   |  |

### **School Information**

| Elementary | Joan Carr Catholic School |
|------------|---------------------------|
| High       | Dr. Anne Anderson High    |

#### **Additional Information**

| Date Listed    | May 5th, 2025 |
|----------------|---------------|
| Days on Market | 4             |
| Zoning         | Zone 56       |

Condo Fee \$137

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Listing information last updated on May 9th, 2025 at 4:02am MDT