

## \$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	4
Zoning	Zone 56
HOA Fees	426
HOA Fees Freq.	Annually

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Listing information last updated on July 26th, 2025 at 9:47pm MDT