

\$569,999 - 16635 30 Avenue, Edmonton

MLS® #E4459647

\$569,999

4 Bedroom, 3.50 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Family ready and fully finished...Welcome to this thoughtfully upgraded 2-storey in Glenridding Ravine—built in 2021 and designed for real life. Offering 3+1 bedrooms, 4 full baths, and a fully finished basement, this home adds both comfort and flexibility for growing families. The main floor feels extra spacious with an additional foot added to both the main and upper levels, luxury flooring, and upgraded appliances. Upstairs, three bedrooms and a large bonus room keep everyone close but not crowded. Downstairs, a fourth bedroom, full bath, and family area create the perfect guest or teen retreat. Outside, \$16,000 in professional landscaping and a fenced yard mean you can skip the projects and enjoy your next summer. The detached double garage is insulated and drywalled—ready for Alberta winters. This home blends thoughtful upgrades with everyday ease—all tucked into a quiet, family-friendly pocket near parks, schools, and shopping. Nothing left to do but unpack, pour the coffee and enjoy the weekend.

Built in 2021

Essential Information

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Price \$569,999



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	33
Zoning	Zone 56

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