

# \$529,900 - 16656 30 Avenue, Edmonton

MLS® #E4423782

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,719 sqft

Single Family on 0.00 Acres

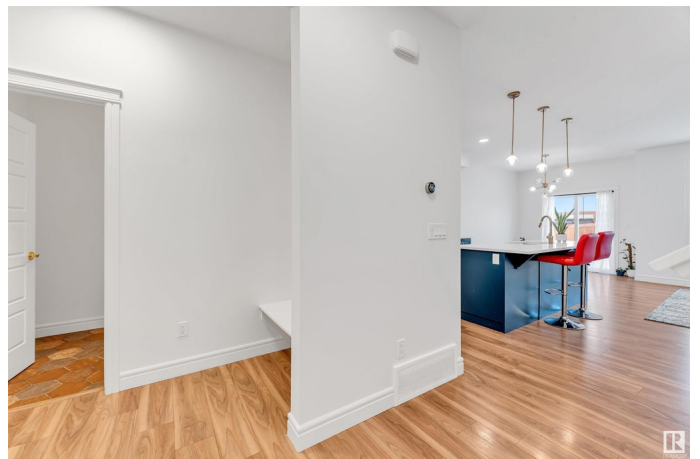
Glenridding Ravine, Edmonton, AB

**\*\*POTENTIAL FOR SIDE ENTRY\*\*** Located in the desirable community of Glenridding South, this 3-bedroom, 2.5-bathroom home offers a functional and stylish layout perfect for families. Upon entry, you are welcomed by a spacious foyer leading to the main floor, which features a 2-piece bathroom, an upgraded kitchen with stainless steel appliances and a walk-in pantry, as well as a bright dining area and cozy living room. The upper level boasts a bonus room, a primary bedroom with a 4-piece ensuite and walk-in closet, a laundry room, and two additional well-sized bedrooms with 4-piece bathroom. The unfinished basement provides the opportunity to customize the space to your liking. Situated close to parks, schools, shopping, and major roadways, this home is an excellent choice for families or first-time buyers!

Built in 2020

## Essential Information

MLS® #	E4423782
Price	\$529,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,719



Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16656 30 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4P9

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	March 3rd, 2025
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Days on Market 40

Zoning Zone 56

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Listing information last updated on April 12th, 2025 at 2:47pm MDT