

\$409,000 - 16618 31 Avenue, Edmonton

MLS® #E4465559

\$409,000

3 Bedroom, 2.50 Bathroom, 1,388 sqft
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

NO CONDO FEE! END UNIT! Welcome to this beautifully maintained two-storey home in the desirable Glenridding Ravine. A charming front porch opens to a bright main floor featuring elegant laminate flooring and a stunning kitchen with quartz countertops, stylish cabinetry, and stainless steel appliances. Upstairs, the spacious primary suite boasts a walk-in closet and private three-piece ensuite. Two additional bedrooms, a four-piece bathroom, and convenient upper-floor laundry complete this level. The unfinished basement presents excellent potential for customization. Outside, enjoy a fully-landscaped fenced yard and double detached garage. With parks, schools, and shopping nearby plus easy access to Anthony Henday Drive and Ellerslie Road. Donâ€™t miss out!

Built in 2020

Essential Information

MLS® #	E4465559
Price	\$409,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,388
Acres	0.00



Year Built	2020
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	16618 31 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4P8

Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home
Parking	Double Garage Detached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Commercial, Fenced, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 13th, 2025
Days on Market	3

Zoning

Zone 56

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 16th, 2025 at 7:32pm MST