

\$619,000 - 16236 31 Avenue, Edmonton

MLS® #E4457044

\$619,000

3 Bedroom, 2.50 Bathroom, 2,024 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Fully furnished Stunning Detached Home with Double Car Garage in Glenridding ! Welcome to this beautifully designed home featuring a grand open-to-above living area on the main floor, complete with a cozy fireplace and an eye-catching feature wall. The modern kitchen boasts stainless steel appliances, a central island, and a walk-in pantry for ample storage. Also on the main floor, you'll find a versatile den/office that can easily serve as a guest bedroom, along with a convenient powder room. Upstairs, the staircase leads to a spacious bonus room, perfect for a family lounge or entertainment space. The luxurious primary suite includes a walk-in closet and a 5-piece ensuite bathroom. Two additional bedrooms share a well-appointed common bathroom. The unfinished basement comes with a separate entrance, offering endless potential for a legal suite or custom development of your choice. Don't miss your chance to own this exceptional home in the sought-after Glenridding community!

Built in 2021

Essential Information

MLS® # E4457044

Price \$619,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,024
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	16236 31 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4X2

Amenities

Amenities	Carbon Monoxide Detectors, No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

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

Exterior

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

Foundation Concrete Perimeter

Additional Information

Date Listed September 10th, 2025

Days on Market 7

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 September 17th, 2025 at 8:47am MDT