

## **\$639,000 - 16236 31 Avenue, Edmonton**

MLS® #E4438070

**\$639,000**

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! Furniture is included .

Built in 2021

### **Essential Information**

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Price \$639,000



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 May 23rd, 2025  
Days on Market 25  
Zoning Zone 56

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