# \$575,000 - 16635 30 Avenue, Edmonton

MLS® #E4459647

### \$575,000

4 Bedroom, 3.50 Bathroom, 1,507 sqft Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to this beautifully upgraded 2-storey in Saxony Glen! Featuring 3+1 bedrooms, 4 baths, side entrance, and a fully finished basement, this home offers thoughtful design, comfort, and income potential. Built with an extra foot added to both the main and upper floors, the layout feels spacious and airy with 9-ft ceilings on both the main level and basement. The modern kitchen showcases black SS appliances, quartz countertops, and custom tile details. Throughout the home you'II find vinyl plank and ceramic tile flooring, knock-down ceilings, and dimmer lighting for an elevated touch. The \$36K professionally finished basement adds a 4th bedroom, full bath, and a generous recreation areaâ€"perfect for guests, teens, or extended family. Outside, enjoy \$17K in professional landscaping including paving-stone walkways, firepit, perennials, shrubs, and a fully fenced yard. The double detached garage is already insulated and drywalled, and the home is equipped with central A/C. Your new home is waiting for you!

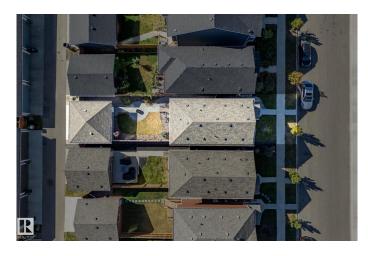


# **Essential Information**

MLS® # E4459647 Price \$575,000







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 20

Zoning Zone 56

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Listing information last updated on October 16th, 2025 at 4:02am MDT