# \$342,400 - 17 16231 19 Avenue, Edmonton

MLS® #E4431990

### \$342.400

3 Bedroom, 2.50 Bathroom, 1,265 sqft Condo / Townhouse on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to Essential Glenridding, where luxury living meets modern convenience! This stunning new 3-story condo features new designer finishes that will take your breath away. On the lower level, you'll find a convenient single attached garage. As you make your way upstairs, you'll be greeted by the open-concept main floor that offers a half bath and a private balcony perfect for hosting summer BBQs. The kitchen features quartz countertops, waterline to fridge and upgraded cabinets. It's the perfect space to whip up your favourite meals. Head upstairs to discover a laundry room, full 4-piece bathroom, 2 large bedrooms, and a spacious master suite complete with a walk-in closet and luxurious ensuite. The master even comes with its own private balcony, where you can enjoy your morning coffee. This home also comes with a generous 3k appliance allowance and is fully landscaped. CONSTRUCTON TO START MID MAY. Photos may differ from actual property. Appliances not included.



#### **Essential Information**

MLS® # E4431990 Price \$342,400

Bedrooms 3







Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 1,265 Acres 0.00 Year Built 2025

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 17 16231 19 Avenue

Area Edmonton

Subdivision Glenridding Ravine

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 5C6

#### **Amenities**

Amenities Ceiling 9 ft., Detectors Smoke, Vinyl Windows, See Remarks

Parking Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, See Remarks

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground

Nearby, Schools, Ski Hill Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary Joan Carr Catholic School

High Dr. Anne Anderson High

# **Additional Information**

Date Listed April 19th, 2025

Days on Market 199

Zoning Zone 56

Condo Fee \$232

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