

## \$344,900 - 17 16231 19 Avenue, Edmonton

MLS® #E4431990

**\$344,900**

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. CONSTRUCTION TO START MID MAY. Photos may differ from actual property. Appliances not included.

Built in 2025

### Essential Information

MLS® #	E4431990
Price	\$344,900
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	151
Zoning	Zone 56
Condo Fee	\$232

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