

Courtesy Of David C St. Jean Of Exp Realty

# \$599,900 - 16808 30 Avenue, Edmonton

MLS® #E4447302

**\$599,900**

4 Bedroom, 2.50 Bathroom, 2,067 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to this well-maintained 2,066 sq ft 4-bedroom, 2.5-bath two-storey home in the vibrant community of Glenridding Ravine. Built in 2023, this modern home features a double attached garage, smart lights on the front of the house, and a fully landscaped yard. The open-concept main floor offers open to above ceilings, a stylish kitchen with stainless steel appliances, garbage disposal, walk-in pantry, and durable laminate flooring throughout. The cozy living room features an electric fireplace, and there's a convenient 2-piece bath plus a spacious main floor bedroom. Upstairs, you'll find a large primary bedroom with a walk-in closet and 5-piece ensuite, two additional bedrooms, a 3-piece bath, and a laundry room. The bright unfinished basement is ready for your personal touch. Located near schools, shopping, parks, and walking trails with easy access to 41 Ave SW, James Mowatt Trail, and the Henday, this home offers comfort, convenience, and room to grow – all it needs is YOU!

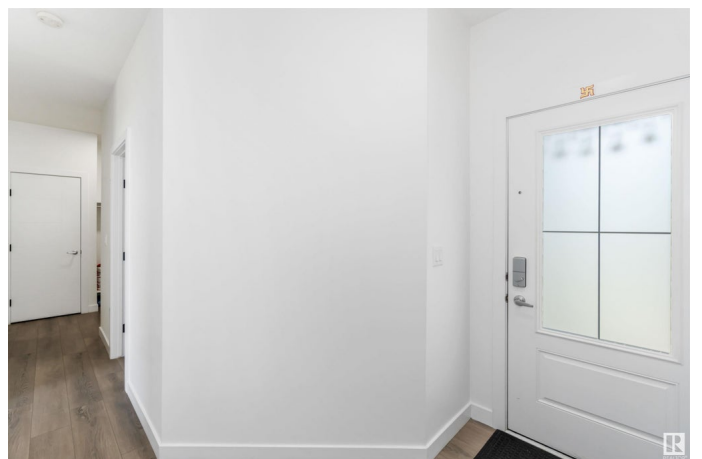
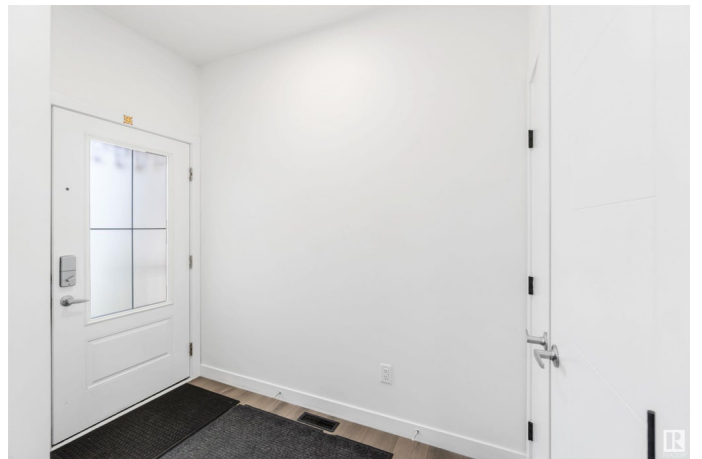
Built in 2022

## Essential Information

MLS® # E4447302

Price \$599,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,067
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	16808 30 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5A3

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
Ski Hill Nearby

Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary George H. Luck School  
Middle Riverbend School  
High Strathcona School

### **Additional Information**

Date Listed July 11th, 2025  
Days on Market 25  
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 August 5th, 2025 at 5:02am MDT