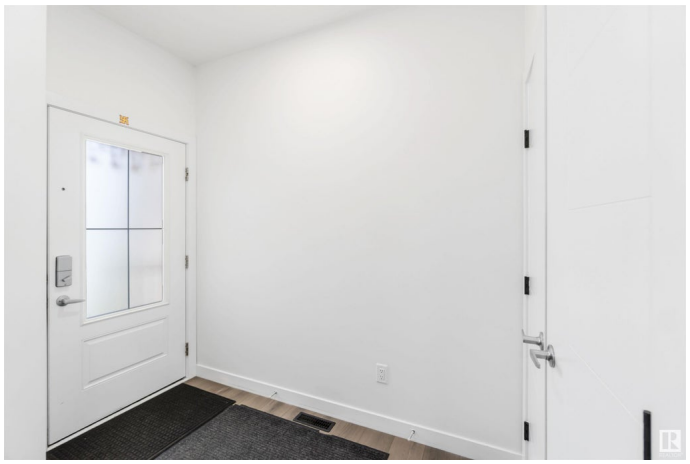
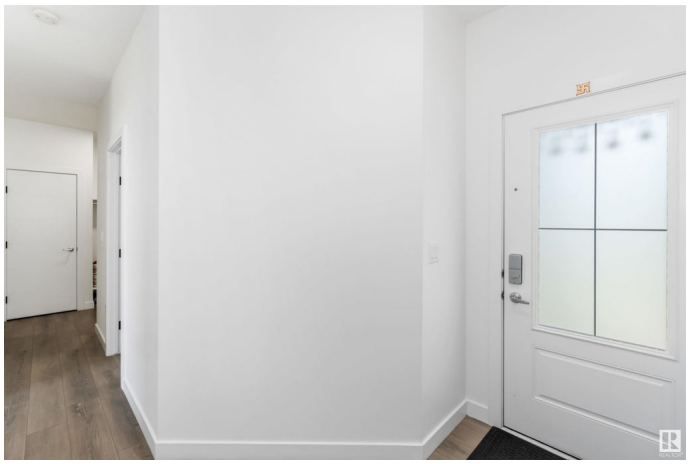
Courtesy Of David C St. Jean Of Exp Realty

$589,900 - 16808 30 Avenue, Edmonton

MLS® #E4447302

$589,900
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 â€” all it needs is YOU!

Built in 2022

Essential Information

MLS® #	E4447302
Price	$589,900
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	63
Zoning	Zone 56

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Listing information last updated on September 12th, 2025 at 6:47pm MDT