

\$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'll 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 area—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!

Built in 2021

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	13
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 October 9th, 2025 at 3:32am MDT