# \$374,900 - 22 16231 19 Avenue, Edmonton

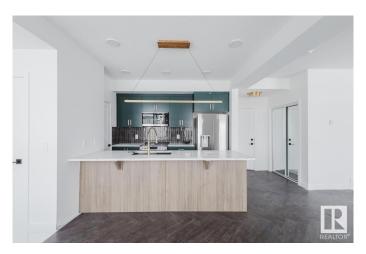
MLS® #E4431989

## \$374,900

3 Bedroom, 2.50 Bathroom, 1,246 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 double attached garage. As you make your way upstairs, you'll be greeted by the open-concept main floor that offers a half bath, a walk-in pantry, and a private balcony perfect for hosting summer BBQs or relaxing after a long day. 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 luxurious ensuite and its own private balcony, where you can enjoy your morning coffee. This home also comes with a generous 3k appliance allowance and full landscaping. Don't miss out! CONSTRUCTION TO START MID MAY. First 4 photos are of the interior, rest are of the plan. Appliances NOT included







Built in 2025

# **Essential Information**

MLS® # E4431989 Price \$374,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,246

Acres 0.00

Year Built 2025

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey

Status Active

# **Community Information**

Address 22 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 Double 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 18

Zoning Zone 56

Condo Fee \$234

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Listing information last updated on May 7th, 2025 at 6:32am MDT