

## \$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 youâ€™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 areaâ€”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 | 17                   |
| 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 13th, 2025 at 9:17pm MDT