

## **\$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                20  
Zoning                             Zone 56  
Condo Fee                        \$234

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