

Courtesy Of George M Fahmy and Bin Chen Of Mozaic Realty Group

## \$369,900 - 17 16231 19 Avenue, Edmonton

MLS® #E4431990

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,265 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 single attached garage. As you make your way upstairs, you'll be greeted by the open-concept main floor that offers a half bath and a private balcony perfect for hosting summer BBQs. 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 walk-in closet and luxurious ensuite. The master even comes with its own private balcony, where you can enjoy your morning coffee. This home also comes with a generous 3k appliance allowance and is fully landscaped. CONSTRUCTION TO START MID MAY. Photos may differ from actual property. Appliances not included.

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4431990  |
| Price    | \$369,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,265             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 17 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   | Single 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      4  
Zoning                Zone 56  
Condo Fee            \$232

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Listing information last updated on April 23rd, 2025 at 1:02pm MDT