

## \$468,000 - 16022 32 Avenue, Edmonton

MLS® #E4441079

**\$468,000**

3 Bedroom, 2.50 Bathroom, 1,497 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

NO CONDO FEES! Welcome to this well-maintained half duplex located in the desirable community of Glenridding Ravine. The main floor boasts 9 ft ceilings and a bright, open-concept kitchen featuring quartz countertops and stainless steel appliances. Enjoy the beautifully landscaped front and back yards, complete with lush greenery, vibrant flowers, and fruit trees. A finished deck and fully fenced yard offer the perfect space for relaxing or entertaining. Upstairs, you'll find three spacious bedrooms and two full bathrooms. The unfinished basement with a separate side entrance offers great potential for future development or investment. Just steps from the community pond, scenic ravine trails, playground, and shopping. Welcome home!

Built in 2020

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441079  |
| Price          | \$468,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,497     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2020          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 16022 32 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4P3            |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | GEORGE H. LUCK SCHOOL |
| Middle     | RIVERBEND SCHOOL      |

High STRATHCONA SCHOOL

### **Additional Information**

Date Listed June 6th, 2025

Days on Market 10

Zoning Zone 56

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Listing information last updated on June 16th, 2025 at 8:47am MDT