

## \$207,900 - 18 16231 19 Avenue, Edmonton

MLS® #E4431991

**\$207,900**

1 Bedroom, 1.00 Bathroom, 509 sqft

Condo / Townhouse on 0.00 Acres

Glenridding Ravine, Edmonton, AB

### MIDDLE UNIT! FULLY LANDSCAPED!

Welcome to Essential Glenridding, where luxury living meets modern convenience! This stunning new 1bed/1bath condo features new designer finishes that will take your breath away. The CEDAR offers an open-concept floor plan with a full bath, laundry room and 1 bedroom. The private patio is the perfect addition for hosting summer BBQs or relaxing after a long day. The kitchen features 36" upgraded cabinets, waterline to fridge, quartz countertops and overlooks the living room. It's the perfect space to whip up your favourite meals or entertain friends and family. This home also comes with a generous \$3,000 appliance allowance and one assigned parking stall. Don't miss out! CONSTRUCTION TO START MID MAY. Photos may differ from actual property \*No windows on kitchen wall\*. Appliances NOT included.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431991  |
| Price          | \$207,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 509       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Townhouse              |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 18 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   | Stall  |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| 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 | 11               |
| Zoning         | Zone 56          |
| Condo Fee      | \$130            |

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Listing information last updated on April 30th, 2025 at 6:02pm MDT