

Courtesy Of George M Fahmy Of Mozaic Realty Group

## **\$354,900 - 45 16231 19 Avenue, Edmonton**

MLS® #E4462864

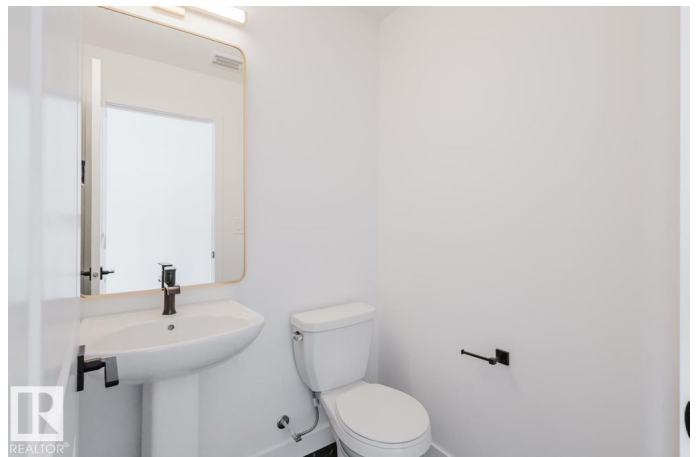
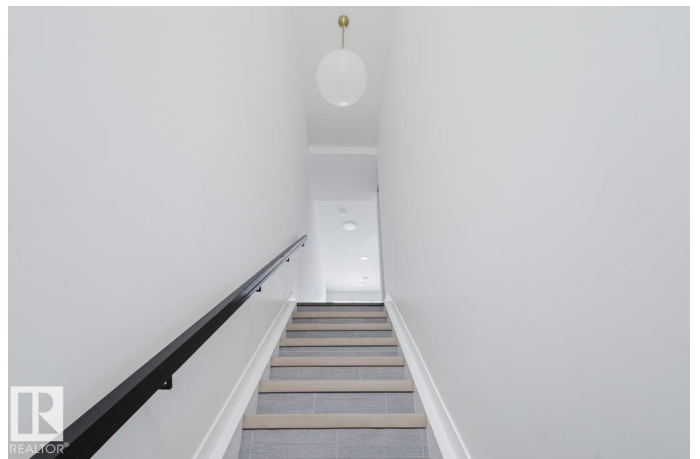
**\$354,900**

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 \$3,000 appliance allowance and full landscaping. Don't miss out! **UNDER CONSTRUCTION!** Photos are example of the plan, style, and appliances, actual build may vary.



Built in 2025

### **Essential Information**

MLS® # E4462864

Price \$354,900

|                |                   |
|----------------|-------------------|
| 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     | 45 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                      October 17th, 2025  
Days on Market                20  
Zoning                             Zone 56  
Condo Fee                        \$234

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