

## \$425,000 - 16104 32 Avenue, Edmonton

MLS® #E4427501

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,403 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to this cheerful upgraded duplex, located in the ever growing community of Ridgecrest at Glenridding Ravine. The main floor features an airy, open-concept design, allowing for an abundance of natural light. The gourmet kitchen boasts elegant two-toned cabinetry, ample storage, a pantry, stainless steel appliances, and luxurious quartz countertops. The dining area is complemented by an eye-catching ceiling detail, adding a touch of sophistication to the space. The main floor is completed by a 2-piece powder room, as well as access to the rear deck and a serene backyard. Upstairs, the generously sized primary suite offers plenty of room and includes a full ensuite bathroom and walk-in closet. 2 additional bedrooms, a full bathroom, and a conveniently located upstairs laundry complete the upper level. Situated just minutes from Windermere's amenities & in close proximity to schools, a rec center, and shopping, this home offers convenient access to walking trails and modern conveniences. Welcome home!

Built in 2020

### Essential Information

MLS® # E4427501

Price \$425,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,403         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16104 32 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4P3            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home |
| Parking   | Double Garage Detached   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Public Transportation, 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    | March 26th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 56          |

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Listing information last updated on April 4th, 2025 at 6:17am MDT