

## \$614,900 - 16632 32 Avenue, Edmonton

MLS® #E4436609

**\$614,900**

3 Bedroom, 2.50 Bathroom, 1,860 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Better than new! This stunning 2-storey in desirable Glenridding shows 10/10 and is steps from parks and amenities. The spacious, bright entryway leads into a stylish great room with a chef's kitchen, large island, and open flow to the dining and living area, filled with natural light and an electric fireplace. A walkthrough pantry leads to the mudroom, 2-piece bath, and access to the double attached garage. The landscaped yard is ready to enjoy with a finished deck, fencing, and garden boxes. Upstairs, the open-to-below staircase leads to a large bonus room, upper laundry, two spacious bedrooms, and a beautiful primary suite with 5-piece ensuite and walk-in closet. Move-in ready and beautifully finished—this home is a must-see!

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436609  |
| Price          | \$614,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,860     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2021                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16632 32 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4R2            |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 1              |

## Zoning

## Zone 56

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Listing information last updated on May 16th, 2025 at 3:32am MDT