# \$998,800 - 15807 30 Avenue, Edmonton

MLS® #E4434403

#### \$998,800

4 Bedroom, 3.50 Bathroom, 2,364 sqft Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Former SHOWHOME of Coventry Homes, located in the crown jewel of Glenridding Ravine with environmental reserve, park and green space surrounded! This unique showhome model comes with loaded features and countless upgrades. Just to mention a few including all glass railings along the staircase, steal beam reinforced staircase with open risers from main to second, level 3 quartz countertops and kitchen backsplash with acrylic panel cabinets, dropped eating bar in kitchen island, full height cabinet walls centered with a hidden pantry, black exterior window frames throughout, monolithic limestone plaster finished gas fireplace surround details with plaster hearth dyed in a 2nd tone, triple stacked windows in the Great Room and along side the stairwell, electric drapes in open-to-below area and power retractable shades in covered deck area, bar with floating shelves and lower cabinets in both main and basement, fully tiled wet room in ensuite and many many many more! Over half a million worth of upgrades!



### **Essential Information**

MLS® # E4434403 Price \$998,800







Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,364

Acres 0.00

Year Built 2021

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

## **Community Information**

Address 15807 30 Avenue

Area Edmonton

Subdivision Glenridding Ravine

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 4X3

#### **Amenities**

Amenities Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling

9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ

Hookup, 9 ft. Basement Ceiling

Parking Double Garage Attached

Is Waterfront Yes

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Fan-Ceiling, Garage Control, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door, Masonry, Remote Control

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl, See Remarks

Exterior Features Creek, Environmental Reserve, Fenced, Golf Nearby, Landscaped, No.

Back Lane, Playground Nearby, Ravine View, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl, See Remarks

Foundation Concrete Perimeter

#### **School Information**

Elementary George H. Luck School

Middle Riverbend School
High Strathcona School

#### Additional Information

Date Listed May 4th, 2025

Days on Market 178

Zoning Zone 56

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