

## \$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

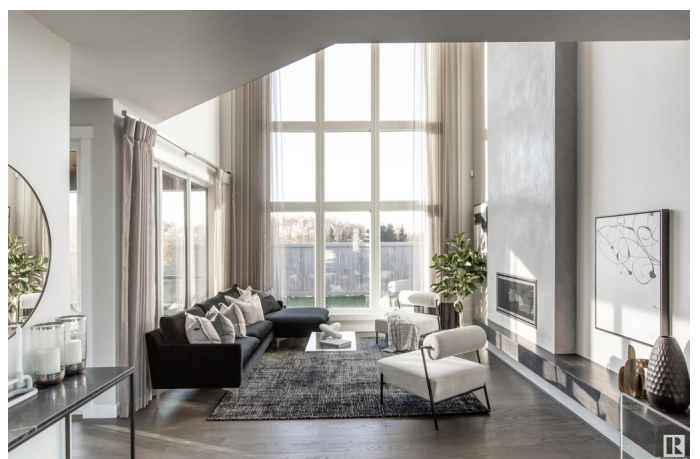
Former SHOWHOME of Coventry Homes, located in the crown jewel of Glenridding Ravine with environmental reserve, park and green space surrounded! This unique showhome model comes with loaded features and countless upgrades. Just to mention a few including all glass railings along the staircase, steel 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!

Built in 2021

### 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 | 171           |
| Zoning         | Zone 56       |

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Listing information last updated on October 22nd, 2025 at 1:17pm MDT