

## \$489,900 - 576 Glenridding Ravine Drive, Edmonton

MLS® #E4446001

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,428 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Former Showhome by Studio Homes! Welcome to The Edge in Ridgcrest at Glenridding Ravine—one of Edmonton's most vibrant communities. This area offers an ideal lifestyle for young couples, growing families & savvy investors. This 1,427 sq ft home showcases modern elegance throughout, featuring quartz countertops in every space, chef's kitchen w pantry, 36" upper cabinets, ceiling drop detail over the island & stylish half bath on main floor. Soaring 9'™ ceilings & luxury vinyl plank flooring lead into an open-concept dining & living room w natural light from oversized windows. Sleek wall-mounted electric fireplace adds warmth & style. Upstairs a spacious primary suite w walk-in closet, private ensuite & custom wood feature wall. 2 additional bedrooms, full bathroom, bright loft space & upstairs laundry. Custom wood shelving w integrated LED lighting throughout the home. Enjoy warm summer evenings on your charming covered veranda.

Built in 2020

### Essential Information

MLS® # E4446001

Price \$489,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,428                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 576 Glenridding Ravine Drive |
| Area        | Edmonton                     |
| Subdivision | Glenridding Ravine           |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T6W 4P1                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Ceiling 9 ft., Deck    |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

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

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Stone, Vinyl                     |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Stone, Vinyl                     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 4th, 2025  
Days on Market                29  
Zoning                              Zone 56  
HOA Fees                         250  
HOA Fees Freq.                Annually

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