

\$824,800 - 16112 34 Avenue, Edmonton

MLS® #E4430644

\$824,800

6 Bedroom, 3.50 Bathroom, 2,234 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to Glenridding Ravine! Step into unparalleled luxury w/ INCOME POTENTIAL w/ A LEGAL SUITE & TRIPLE GARAGE! This modern masterpiece offers upscale living space (2,234 sqft above grade + 924 sqft developed basement) w/ 6 spacious bedrms & 3.5 luxurious bathrms! The grand foyer greets you w/ 20-ft coffered ceilings & custom glass & metal stair railings! The living room features a modern gas fireplace & large picture windows w/ a view of the fully fenced backyard-complete w/ a built-in open-air basketball court! A chef's dream kitchen offers high-end SS appliances, sleek modern cabinetry, massive 2-WAY WALK-IN PANTRY + BREAKFAST NOOK! The formal dining room w/ a feature wall & sliding door gives access to the oversized backyard deck! Upstairs, discover 4 spacious bedrms w/ a luxurious primary suite w/ feature wall, 5-pc ensuite w/ double vanity & large WIC. The basement offers a SEPARATE ENTRANCE & a COMPLETE LEGAL BASEMENT SUITE! Minutes from WALKING TRAILS, MAN-MADE LAKE, REC CENTRE & FUTURE SCHOOL!

Built in 2020

Essential Information

MLS® # E4430644

Price \$824,800



| | |
|----------------|------------------------|
| Bedrooms | 6 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,234 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 16112 34 Avenue |
| Area | Edmonton |
| Subdivision | Glenridding Ravine |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 4V7 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Air Conditioner, Deck |
| Parking Spaces | 6 |
| Parking | Triple Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Washer - Energy Star, Water Softener, Window Coverings, Refrigerators-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|-----------------------|
| Elementary | George H. Luck School |
| Middle | Riverbend School |
| High | Strathcona School |

Additional Information

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|----------------|------------------|
| Date Listed | April 12th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 56 |

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Listing information last updated on April 15th, 2025 at 11:32pm MDT