

\$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 Suite	Yes
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

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

Additional Information

Date Listed	April 12th, 2025
Days on Market	61
Zoning	Zone 56

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