

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

# \$609,888 - 16735 34 Avenue, Edmonton

MLS® #E4424341

**\$609,888**

3 Bedroom, 2.50 Bathroom, 2,104 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Single-family corner lot home in desirable community of Saxony, steps from parks & ponds! Featuring a double attached garage, SEPARATE SIDE ENTRANCE, basement rough-ins all included. Enter to a spacious foyer and 9â€™™ ceilings on the main floor, the versatile den, pocket office, modern kitchen with 3cm quartz countertops, chimney hood-fan, 42" serene wood toned cabinets, water line to fridge & \$3,000 appliance credit add personalization and convenience. Upstairs, a central bonus room, main bath, and laundry ensure functional living. Three bedrooms include a luxurious primary retreat with a walk-in closet and spa-like 5-piece ensuite includes a WALK-IN SHOWER, soaker tub and double sinks. A home full of charm, ready for new memories! Under construction - tentative completion end of July. Photos of previous build interior colours/finishes are represented.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4424341  |
| Price      | \$609,888 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,104                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16735 34 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5M2            |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., See Remarks |
| Parking   | Double Garage Attached     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                                     |
| Appliances        | Garage Control, Garage Opener, Hood Fan, See Remarks |
| Heating           | Forced Air-1, Natural Gas                            |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                                     |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Corner Lot, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed March 6th, 2025

Days on Market 57

Zoning Zone 56

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Listing information last updated on May 2nd, 2025 at 5:32am MDT