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## **\$934,800 - 16207 34 Avenue, Edmonton**

MLS® #E4452589

**\$934,800**

6 Bedroom, 5.00 Bathroom, 2,410 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to Glenridding Ravine! This stunning 6-bedroom, 5-bathroom executive residence boasts over 3,284+ sq ft of total living space offering breathtaking natural surroundings over a CORNER pie-shaped lot BACKING ON TO TREED AREA! The grand living room w/ 20 ft ceilings features a cozy fireplace & floor-to-ceiling panel windows! A den/office can be a guest bedroom, along w/ a full bathroom. The gourmet kitchen is equipped with high-end SS appliances, spacious island w/ breakfast nook PLUS a SEPARATE SPICE KITCHEN! The dining room leads to the large deck & fully fenced backyard for direct access to scenic walking trails & ravine views & extra visitor parking! Upstairs offers a spacious bonus/family room, a convenient laundry area, & 4 bedrooms, incl. a luxurious PRIMARY SUITE complete w/ a BALCONY, a WIC & 5-piece spa-like ensuite. The FF IN-LAW SUITE BASEMENT is perfect for multi-generational living, w/ rec room, SECOND KITCHEN, full bath & 2 bedrms. Minutes walk to a man-made lake & more walking trails

Built in 2022

### **Essential Information**

MLS® # E4452589

Price \$934,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,410                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16207 34 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4V7            |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | On Street Parking, Deck, Natural Gas BBQ Hookup |
| Parking Spaces | 6                                               |
| Parking        | Triple Garage Attached                          |

### Interior

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Countertop Gas, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                        |
| Fireplaces        | Mantel                                                                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                                                                          |
| Has Suite         | Yes                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                                             |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                          |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                   |

### **School Information**

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 39                |
| Zoning         | Zone 56           |

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Listing information last updated on September 20th, 2025 at 9:02pm MDT