

## **\$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 | 19               |
| Zoning         | Zone 56          |

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Listing information last updated on May 1st, 2025 at 9:02pm MDT