

## \$959,900 - 16207 34 Avenue, Edmonton

MLS® #E4433367

**\$959,900**

6 Bedroom, 5.00 Bathroom, 2,422 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Where Elegant Design Meets Exceptional Functionality Welcome to this 2,422 sq. ft. luxury home in Glenridding Ravine—an impressive residence backing onto green space on a premium corner lot. From the heated triple attached garage to the soaring 19'™ ceilings and sun-filled open-concept layout, every detail has been carefully curated. The chef's dream kitchen features granite counters, ceiling-high cabinetry, walk-in pantry, and a fully equipped spice kitchen. A main-floor den/bedroom is perfect for guests or multigenerational living. Upstairs, find a bonus room, laundry, and 4 generous bedrooms—including two master suites, each with ensuites and walk-in closets. One suite opens to a private balcony with tranquil ravine views. The fully finished basement in-law suite offers a separate entrance, second kitchen, 2 bedrooms, and ample living space. Enjoy a large deck, landscaped pie-shaped yard, and quick access to schools, trails, ponds, and amenities—this is refined family living at its finest.

Built in 2022

### Essential Information

MLS® # E4433367

Price \$959,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,422                  |
| 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   | 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 Electric, 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 | Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped, Playground Nearby |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 59               |
| Zoning         | Zone 56          |

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Listing information last updated on June 28th, 2025 at 4:32am MDT