

## \$2,198,000 - 13850 Ravine Drive, Edmonton

MLS® #E4417481

**\$2,198,000**

5 Bedroom, 4.50 Bathroom, 2,172 sqft  
Single Family on 0.00 Acres

Glenora, Edmonton, AB

Experience this custom built bungalow in Capital Hill/Glenora amidst the tranquil beauty of a ravine setting. This home offers the convenience of geothermal heating and cooling, guaranteeing year-round comfort without the worry of soaring natural gas bills. With five spacious bedrooms, two of which feature ensuites, there's plenty of room for unwinding and revitalizing. Take in the sweeping vistas of the ravine from various vantage points throughout the property. Additional features include a huge chef's kitchen equipped with top-of-the-line appliances, perfect for culinary enthusiasts, and a walk-in pantry for ample storage. Indulge in the pleasures of a large family room complete with custom built-ins and a wet bar, perfect for entertaining guests. Stay active and fit with your own private gym space. Additional amenities include a triple heated garage for added convenience and a rejuvenating hot tub for ultimate relaxation.

Built in 1953

### Essential Information

MLS® #	E4417481
Price	\$2,198,000
Bedrooms	5
Bathrooms	4.50



Full Baths	4
Half Baths	1
Square Footage	2,172
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13850 Ravine Drive
Area	Edmonton
Subdivision	Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 3M1

### **Amenities**

Amenities	No Smoking Home
Parking	Heated, Triple Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Wine/Beverage Cooler, Hot Tub
Heating	See Remarks, Geo Thermal
Fireplace	Yes
Fireplaces	Heatilator/Fan, Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Ravine View
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation            Concrete Perimeter

### **School Information**

Elementary            Glenora  
Middle                 Westminster  
High                    Ros Sheppard

### **Additional Information**

Date Listed            January 9th, 2025  
Days on Market      64  
Zoning                 Zone 11

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