

## **\$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 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	4
Zoning	Zone 56

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