# \$991,000 - 16207 34 Avenue, Edmonton

MLS® #E4433367

### \$991,000

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 Ravineâ€"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 bedroomsâ€"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 amenitiesâ€"this is refined family living at its finest.







Built in 2022

## **Essential Information**

MLS® # E4433367 Price \$991,000 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 Y

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 47

Zoning Zone 56

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