

## \$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 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 \$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	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	48
Zoning	Zone 56

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