

Courtesy Of Mani Bagga Of Royal Lepage Magna

# \$934,800 - 16207 34 Avenue, Edmonton

MLS® #E4452589

**\$934,800**

6 Bedroom, 5.00 Bathroom, 2,410 sqft

Single Family on 0.00 Acres

Glenriding Ravine, Edmonton, AB

Welcome to Glenriding Ravine! This stunning 6-bedroom, 5-bathroom executive residence boasts over 3,284+ sq ft of total living space offering breathtaking natural surroundings over a CORNER pie-shaped lot BACKING ON TO TREED AREA! The grand living room w/ 20 ft ceilings features a cozy fireplace & floor-to-ceiling panel windows! A den/office can be a guest bedroom, along w/ a full bathroom. The gourmet kitchen is equipped with high-end SS appliances, spacious island w/ breakfast nook PLUS a SEPARATE SPICE KITCHEN! The dining room leads to the large deck & fully fenced backyard for direct access to scenic walking trails & ravine views & extra visitor parking! Upstairs offers a spacious bonus/family room, a convenient laundry area, & 4 bedrooms, incl. a luxurious PRIMARY SUITE complete w/ a BALCONY, a WIC & 5-piece spa-like ensuite. The FF IN-LAW SUITE BASEMENT is perfect for multi-generational living, w/ rec room, SECOND KITCHEN, full bath & 2 bedrms. Minutes walk to a man-made lake & more walking trails

Built in 2022

## Essential Information

MLS® # E4452589

Price \$934,800



Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,410
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 Spaces	6
Parking	Triple Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Countertop Gas, 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	Back Lane, Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	George H. Luck School
Middle	Riverbend School
High	Strathcona School

### **Additional Information**

Date Listed	August 12th, 2025
Days on Market	9
Zoning	Zone 56

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Listing information last updated on August 21st, 2025 at 7:32am MDT