

# \$998,000 - 16207 34 Avenue, Edmonton

MLS® #E4433367

**\$998,000**

6 Bedroom, 5.00 Bathroom, 2,422 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to this luxurious 2422 sq. ft. home with a heated triple attached garage, backing onto green space on a large corner lot in Glenridding Ravine. Enjoy open-concept living with 9'™ ceilings, vinyl plank flooring, and sunlight streaming through large windows. The chef's kitchen features granite countertops, ceiling-high cabinets, a walk-in pantry, and a spice kitchen. Main floor includes a den/bedroom, ideal for guests or seniors. Upstairs offers a bonus room, laundry, and 4 bedrooms, including 2 master suites with ensuites and walk-in closets—one with its own private balcony overlooking green space. The fully finished in-law suite this basement boasts a separate entry, 2 bedrooms, second kitchen, and generous living space. Enjoy a large deck and landscaped backyard, close to schools, trails, ponds, and amenities.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433367  |
| Price          | \$998,000 |
| 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                6

Zoning                              Zone 56

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Listing information last updated on May 6th, 2025 at 9:17pm MDT