

# \$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                13

Zoning                            Zone 56

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 13th, 2025 at 11:47pm MDT