

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

\$564,888 - 16715 34 Avenue, Edmonton

MLS® #E4411870

\$564,888

3 Bedroom, 2.50 Bathroom, 1,795 sqft
Single Family on 0.00 Acres

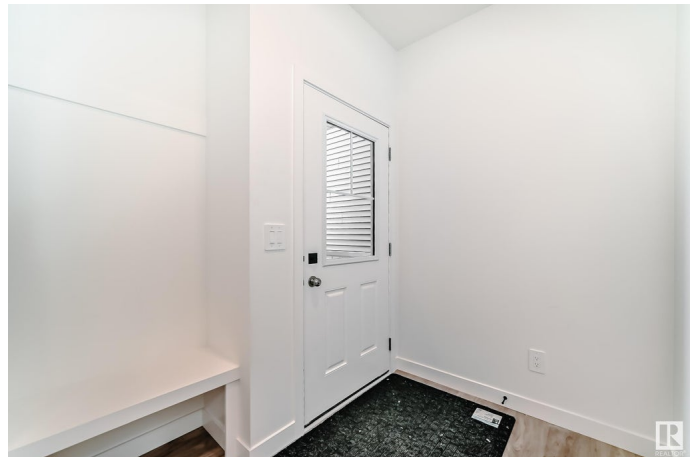
Glenridding Ravine, Edmonton, AB

A welcoming home designed with function in mind, close to the community park and pond. Attached two car garage, future mortgage helper with the ready side door entry & legal suite rough-ins for a legal suite. Welcoming you into the spacious foyer with a built-in bench, the main floor presents a cozy living area with finishes that feel warm and inviting. Kitchen features warm cabinets, 3cm quartz countertops, full height kitchen backsplash, water line to fridge and a large walk in pantry! Continue upstairs to a bonus room with a raised ceiling, laundry room, 4pc bath, two spacious bedrooms and a gorgeous master retreat with vaulted ceilings, two walk in closets and, a 5-piece ensuite featuring walk in shower, soaker tub and double sinks. Possession 35-45 days after removal. Photos of previous build, interior colors are not represented, Virtual tour references the plan only. \$3,000 Appliance Allowance included.

Built in 2024

Essential Information

MLS® #	E4411870
Price	\$564,888
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,795
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	16715 34 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5M2

Amenities

Amenities	Ceiling 9 ft., See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Park/Reserve, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 28th, 2024

Days on Market 137

Zoning Zone 56

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Listing information last updated on March 14th, 2025 at 6:47am MDT