

## \$849,900 - 16115 34 Avenue, Edmonton

MLS® #E4442041

**\$849,900**

5 Bedroom, 4.00 Bathroom, 2,615 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Stunning 5 bed, 4 bath home with 2,614 sq ft in the heart of Saxony Glen, Glenriddingâ€™backing onto a beautiful ravine and walking trail! This thoughtfully designed home features a separate side entrance to the basement, offering excellent future potential for a legal suite. The main floor includes a full bedroom and bath, perfect for guests or multi-generational living. Enjoy dual living areas and a striking open-to-above foyer that adds elegance and natural light. The extended kitchen is loaded with upgrades, and the full spice kitchen with gas cooktop is perfect for passionate home chefs. Upstairs, a spacious bonus room overlooks the foyer, and the smart Jack & Jill bath connects two large bedroomsâ€™ideal for growing families. Additional highlights include a double attached garage, premium finishes throughout, and an unbeatable location close to trails, parks, schools, and future amenities. A perfect blend of luxury, space, and opportunityâ€™this is the home you've been waiting for!

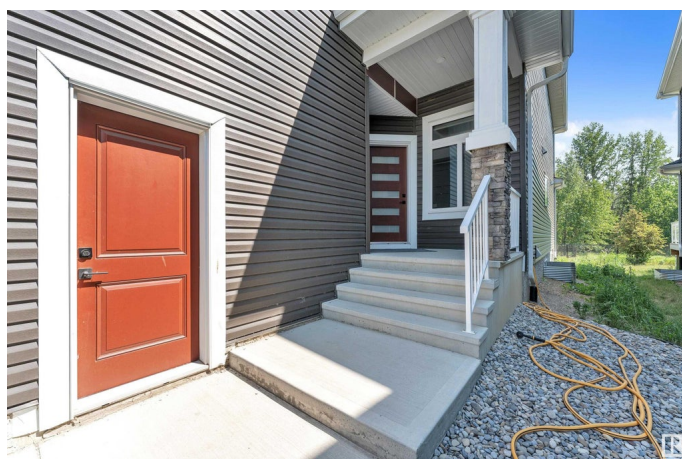
Built in 2022

### Essential Information

MLS® # E4442041

Price \$849,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,615                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16115 34 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4V7            |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                               |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dryer, Garage Opener, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                     |
| Fireplace         | Yes                                                                                                           |
| Fireplaces        | Mantel, Remote Control                                                                                        |
| Stories           | 2                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Unfinished                                                                                              |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                          |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 67              |
| Zoning         | Zone 56         |

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