

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

# \$539,888 - 16723 34 Avenue, Edmonton

MLS® #E4411865

**\$539,888**

3 Bedroom, 2.50 Bathroom, 1,657 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Nestled in the desirable community of Saxony Glen, this home embodies modern living. As you enter the spacious foyer, you'll find a modern atmosphere and finishes. The kitchen boasts 42" cabinets, 3cm stone countertops, stylish full-height backsplash, a chimney hood fan, water line for the fridge and walk-in pantry. The upper floor features a central bonus room, a convenient laundry room, and three bedrooms, including the luxurious primary suite. This private retreat offers a generously sized walk-in closet and a spa-inspired 5-piece ensuite complete with a walk-in shower, soaking tub and double sinks. Immediate Possession! Photos of previous build, interior colors are not represented. \$3,000 appliance allowance included.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4411865  |
| Price          | \$539,888 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,657     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 16723 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 Spaces | 4                          |
| 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, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Vinyl                                                                  |
| Foundation        | Concrete Perimeter                                                           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2024 |
| Days on Market | 173                |

## Zoning

## Zone 56

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Listing information last updated on April 19th, 2025 at 11:47am MDT