# \$609,888 - 16735 34 Avenue, Edmonton

MLS® #E4424341

### \$609,888

3 Bedroom, 2.50 Bathroom, 2,104 sqft Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Single-family corner lot home in desirable community of Saxony, steps from parks & ponds! Featuring a double attached garage, SEPARATE SIDE ENTRANCE, basement rough-ins all included. Enter to a spacious foyer and 9' ceilings on the main floor, the versatile den, pocket office, modern kitchen with 3cm quartz countertops, chimney hood-fan, 42" serene wood toned cabinets. water line to fridge & \$3,000 appliance credit add personalization and convenience. Upstairs, a central bonus room, main bath, and laundry ensure functional living. Three bedrooms include a luxurious primary retreat with a walk-in closet and spa-like 5-piece ensuite includes a WALK-IN SHOWER, soaker tub and double sinks. A home full of charm, ready for new memories! Under construction tentative completion end of July. Photos of previous build interior colours/finishes are represented.

Built in 2025

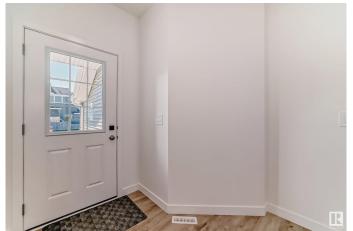
#### **Essential Information**

MLS® # E4424341 Price \$609.888

Bedrooms 3
Bathrooms 2.50

Full Baths 2







Half Baths 1

Square Footage 2,104
Acres 0.00
Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 16735 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, Corner Lot, Park/Reserve, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 6th, 2025

Days on Market 59

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 4th, 2025 at 4:47pm MDT