

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

\$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 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 41

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 April 16th, 2025 at 4:17am MDT