

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	171

## 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 17th, 2025 at 12:02am MDT