

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 9'6"™ 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 36

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 11th, 2025 at 5:47pm MDT