

Courtesy Of Brent Anderson Of Century 21 Masters

\$565,000 - 16703 34 Avenue, Edmonton

MLS® #E4425200

\$565,000

3 Bedroom, 2.50 Bathroom, 1,778 sqft
Single Family on 0.00 Acres

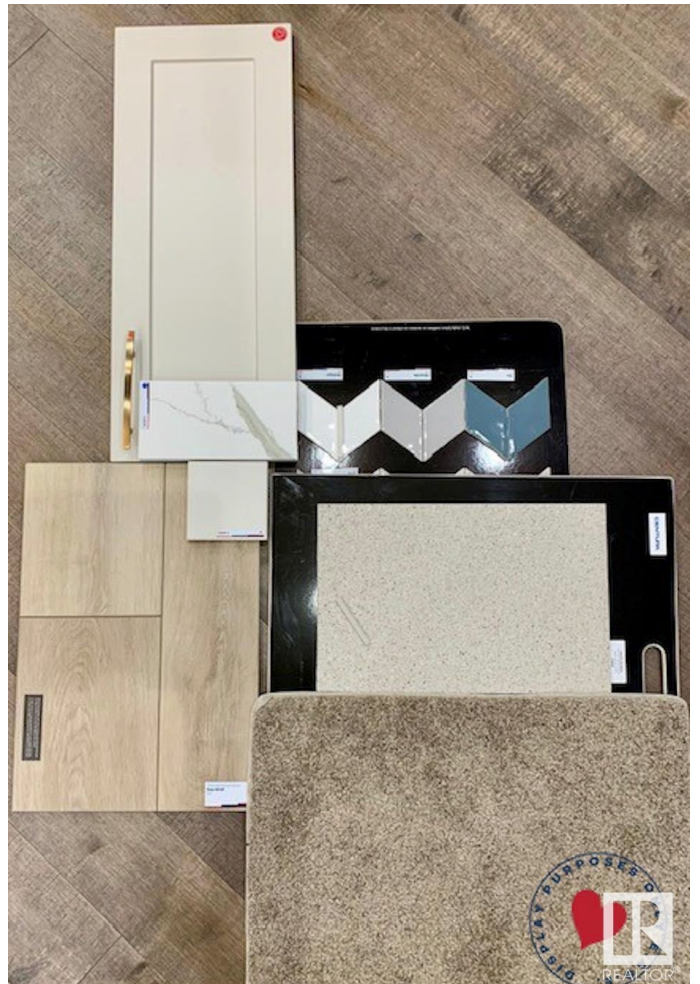
Glenridding Ravine, Edmonton, AB

Photos are of former Show Home of this Model, interior selections are as seen in colour board in photos. Welcome to Glenridding Ravine where you will discover The Hammett, a gorgeous new family home built by Lincolnberg Homes, your Builder of Choice 9 years in a row. A modern + open design, the main floor is made up of several functional living spaces that encourage togetherness and ease in day-to-day living. Offering 9' ceilings, a statement-making kitchen, a storage-packed walk-through pantry/mudroom, this one allows for functionality. On the second floor, the open staircase leads to a flexible bonus room - perfect for a library, playroom, or second living room! The two bedrooms of the home can share a full bathroom + are only steps away from the laundry room for added convenience. The Primary suite is impressively appointed with a large walk-through closet and 5-piece ensuite. Buyer to complete landscaping, builder provides a \$4,500 appliance allowance.

Built in 2024

Essential Information

| | |
|----------|-----------|
| MLS® # | E4425200 |
| Price | \$565,000 |
| Bedrooms | 3 |



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,778 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 16703 34 Avenue |
| Area | Edmonton |
| Subdivision | Glenridding Ravine |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 5M2 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, HRV System |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary George H. Luck School

Middle Riverbend School

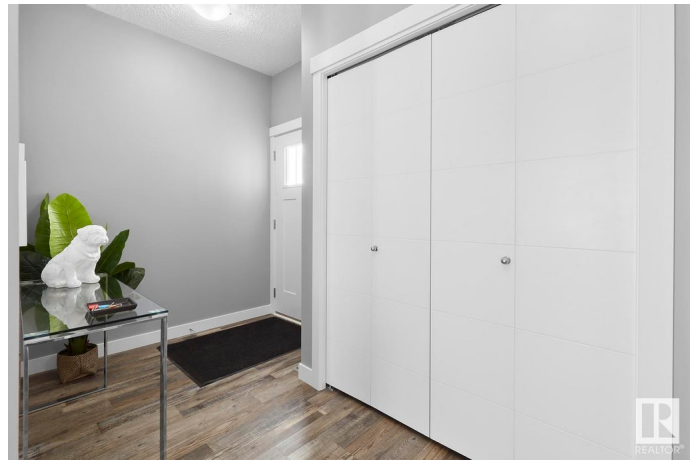
High Lillian Osborne School

Additional Information

Date Listed March 12th, 2025

Days on Market 25

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 5th, 2025 at 10:32pm MDT