

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                38  
Zoning                              Zone 56



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Listing information last updated on April 19th, 2025 at 5:47am MDT