# \$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.

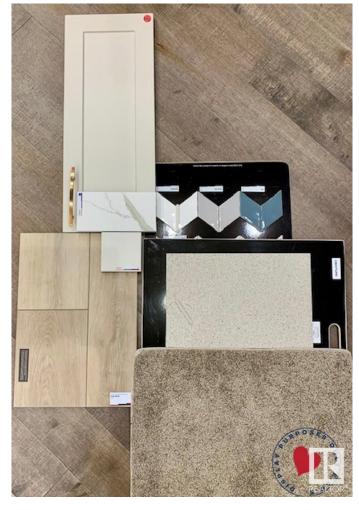
Built in 2024

#### **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 46

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 27th, 2025 at 5:47pm MDT