

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                40  
Zoning                              Zone 56



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