

Courtesy Of Brent Anderson Of Century 21 Masters

# \$575,000 - 16812 33 Avenue, Edmonton

MLS® #E4425205

## \$575,000

4 Bedroom, 3.00 Bathroom, 1,839 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Photos of are a different home, actual colours can be seen in the rendering in the photos. Welcome to Glenridding, a vibrant community where dreams of the perfect home come to life. Discover the Cohelo, proudly crafted by Lincolnberg Homes, your builder of choice for 9 Years. This spacious residence is designed to meet the needs of a growing family, offering the perfect blend of comfort + style. The upper level features the primary bedroom offering a luxurious retreat with a 4-piece ensuite. Two additional bedrooms provide ample space for children or guests, complemented by a convenient 4-piece bath, bonus room + convenient laundry. The main floor is a testament to modern living, boasting 9-foot ceilings that enhance the sense of space. The open concept living, dining, + kitchen areas are ideal for entertaining, allowing you to host gatherings with ease. 4th bedroom + full bath complete the main floor. Buyer to complete landscaping, Builder to provide \$4,500 appliance allowance.

Built in 2024

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4425205  |
| Price    | \$575,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,839                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 16812 33 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5M3            |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| 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 | Golf 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 Strathcona School

**Additional Information**

Date Listed March 12th, 2025  
Days on Market 40  
Zoning Zone 56



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Listing information last updated on April 21st, 2025 at 4:47pm MDT