

## \$649,900 - 16212 32 Avenue, Edmonton

MLS® #E4430460

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,649 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Immaculate detached home in Ridgecrest at Glenridding Ravines! Featuring 9 ft ceilings on all floors and a soaring 19 ft ceiling in the living room with a crystal chandelier, feature wall, and tiled fireplace. The luxury kitchen offers two-tone cabinets, quartz counters, built-in gas cooktop, wall oven, and chimney hood fan. Main floor includes a den/bedroom and full bath with tiled standing shower. Upstairs has 3 spacious bedrooms, 2 full baths, and a primary suite with 10 ft ceiling and walk-in closet with organizers. Separate side entrance to basement with 3 windowsâ€”great potential for a legal suite. Upgrades include A/C, water softener, blinds, tankless water heater, premium lighting, extra-large windows, permanent all-season exterior lights, and fully landscaped and fenced yard. Deck has gas line for BBQ. Garage includes drain and gas line for heater. Close to transit centre, future Catholic church, rec center, and schools. A perfect blend of luxury and function!

Built in 2021

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430460  |
| Price     | \$649,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,649                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16212 32 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4P2            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                              |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            April 11th, 2025  
Days on Market       9  
Zoning                 Zone 56

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