

# \$824,900 - 15804 34 Avenue, Edmonton

MLS® #E4447235

**\$824,900**

7 Bedroom, 4.00 Bathroom, 2,463 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

**CORNER LOT || RAVINE FACING || FULLY FINISHED BASEMENT || CENTRAL A/C || PREMIUM FINISHES || LUXURY FEEL THROUGHOUT** Welcome to this stunning home in the desirable Glenridding Ravine community! Set on a corner lot facing ravine green space, this home offers over 3200 SqFt of living space, including a finished basement â€” perfect for large or extended families. The main floor features a bright living area, spacious dining, and a modern kitchen with high-end stainless steel appliances and a walk-in pantry. A main floor bedroom and full bath add flexibility. Upstairs includes a bonus room, a generous primary bedroom with ensuite, plus three very well-sized bedrooms and a full bath. The finished basement offers 2 large bedrooms and a full bath â€” ideal for extended family or future rental use. Extras include central A/C, water softener, large windows, and stylish finishes. Close to trails, parks, and amenities!

Built in 2022

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447235  |
| Price     | \$824,900 |
| Bedrooms  | 7         |
| Bathrooms | 4.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 2,463                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 15804 34 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5A1            |

### Amenities

|               |  |
|---------------|--|
| Amenities     | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, Parking-Extra |
| Parking       | Double Garage Attached   |
| Is Waterfront | Yes  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Corner Lot, Creek, Fenced, Landscaped, No Back Lane, Playground Nearby, Ravine View, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 56         |

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Listing information last updated on July 31st, 2025 at 9:02am MDT