

## \$674,900 - 16311 34 Avenue, Edmonton

MLS® #E4460735

### \$674,900

3 Bedroom, 2.50 Bathroom, 2,216 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to this 2,200 sq ft 2-storey home in the new community of Ridgecrest!

Meticulously maintained and showing like new, this home boasts an open-to-above foyer, main floor den, bright white kitchen with a walk-in pantry, and a living room with a striking stone feature wall and electric fireplace. Off the dining area, step out to a spacious deck overlooking your fully fenced, landscaped, south-facing backyard. Upstairs you'll find laundry, 3 bedrooms—including a generous primary suite with 5-piece ensuite and walk-in closet. Two additional bedrooms are well-sized with closets featuring MDF organizers. The basement is unfinished, ready for your personal touch. The oversized double attached garage includes a tandem bay—ideal for a workshop, sports gear, or extra storage. Ridgecrest offers ravine walking trails, nearby shopping, and public transportation just minutes away!

Built in 2021

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460735  |
| Price      | \$674,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,216                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16311 34 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4V7            |

### Amenities

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Attached, Tandem                                                                           |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Fireplace         | Yes                                                                                                                  |
| Fireplaces        | Insert                                                                                                               |
| Stories           | 2                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                     |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                     |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Stone, Vinyl                                     |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      George H. Luck  
Middle                              Riverbend School  
High                                 Strathcona School

**Additional Information**

Date Listed                      October 3rd, 2025  
Days on Market                33  
Zoning                              Zone 56  
HOA Fees Freq.                Annually

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