

## \$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	3
Zoning	Zone 56

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Listing information last updated on July 13th, 2025 at 5:02pm MDT