

Courtesy Of Mani Bagga Of Royal Lepage Magna

## **\$758,800 - 16213 32 Avenue, Edmonton**

MLS® #E4449507

**\$758,800**

5 Bedroom, 4.00 Bathroom, 1,981 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to Glenridding Ravine! This beautifully designed, elegant home offers over 2,822+ sq. ft. of total living space, incl. a WALK-OUT BASEMENT & a SECOND KITCHEN! With 5 spacious bedrooms & 4 full bathrooms, this stylish home showcases 18-ft ceilings & large picture windows! Backing on to a lake, enjoy breathtaking LAKE VIEWS, sky views & lush greenery from your MAIN FLR SOUTH-FACING BALCONY. The open-concept main flr features the living rm w/ modern electric fireplace, gourmet kitchen w/ BREAKFAST NOOK, modern cabinetry & WALK-IN PANTRY +enjoy the beautiful scenery thru the dining rm! A versatile den to use as office or guest bedroom & 3-pc bath completes the main floor!Upstairs offers a BONUS ROOM, 3 bedrooms, laundry rm & 2 FULL BATHS inc. the 5-pc spa-like ensuite. The WALK-OUT BASEMENT offers private access to the outdoors, while the second kitchen enhances functionality & convenience. Close to all amenities incl. schools, shopping,WALKING TRAILS, GLENRIDDING RAVINE & the JAGARE RIDGE GOLF CLUB!

Built in 2021

### **Essential Information**

MLS® # E4449507

Price \$758,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,981                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16213 32 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4P2            |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Walkout Basement, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                |
| Parking        | Double Garage Attached                                                           |
| Is Waterfront  | Yes                                                                              |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Fireplace         | Yes                                                                                                                  |
| Fireplaces        | Tile Surround                                                                                                        |
| Stories           | 3                                                                                                                    |
| Has Suite         | Yes                                                                                                                  |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Finished                                                                                                       |

### Exterior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                        |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, View Lake, See Remarks |
| 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    | July 24th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 56         |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 2nd, 2025 at 6:17am MDT