

\$575,000 - 16812 33 Avenue, Edmonton

MLS® #E4425205

\$575,000

4 Bedroom, 3.00 Bathroom, 1,839 sqft
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Photos of are a different home, actual colours can be seen in the rendering in the photos. Welcome to Glenridding, a vibrant community where dreams of the perfect home come to life. Discover the Cohelo, proudly crafted by Lincolnberg Homes, your builder of choice for 9 Years. This spacious residence is designed to meet the needs of a growing family, offering the perfect blend of comfort + style. The upper level features the primary bedroom offering a luxurious retreat with a 4-piece ensuite. Two additional bedrooms provide ample space for children or guests, complemented by a convenient 4-piece bath, bonus room + convenient laundry. The main floor is a testament to modern living, boasting 9-foot ceilings that enhance the sense of space. The open concept living, dining, + kitchen areas are ideal for entertaining, allowing you to host gatherings with ease. 4th bedroom + full bath complete the main floor. Buyer to complete landscaping, Builder to provide \$4,500 appliance allowance.



Built in 2024

Essential Information

| | |
|----------|-----------|
| MLS® # | E4425205 |
| Price | \$575,000 |
| Bedrooms | 4 |

| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,839 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 16812 33 Avenue |
| Area | Edmonton |
| Subdivision | Glenridding Ravine |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 5M3 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------------------|
| Elementary | George H. Luck School |
| Middle | Riverbend School |
| High | Strathcona School |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 46 |
| Zoning | Zone 56 |



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Listing information last updated on April 27th, 2025 at 1:17pm MDT