

# \$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	38
Zoning	Zone 56



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Listing information last updated on April 19th, 2025 at 10:17am MDT