

\$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	52
Zoning	Zone 56



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 4:32am MDT