

## \$979,800 - 16615 32 Avenue, Edmonton

MLS® #E4463236

**\$979,800**

4 Bedroom, 4.00 Bathroom, 2,442 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to this absolute showstopper in the heart of Glenridding Ravine, Southwest Edmonton! This custom-built walkout home backs onto a tranquil pond and offers modern luxury at every turn. The open-concept floor plan features soaring ceilings, expansive windows, and abundant natural light. Main floor includes a versatile office/bedroom with a full 3-pc bath, a mudroom with a dog wash, and a walkthrough pantry leading to a chef-inspired kitchen overlooking a massive deck and stunning pond views. The great room showcases a feature wall fireplace with stone to the ceiling and designer lighting throughout. Upstairs offers 3 spacious bedrooms plus a flex room – the primary retreat includes a cozy fireplace and a spa-like 5-pc ensuite. The fully finished walkout basement is perfect for entertaining, complete with a rec room, gym, 3-pc bath, and access to a private pie-shaped yard. Close to top schools, shopping, parks, and trails – this home truly has it all!

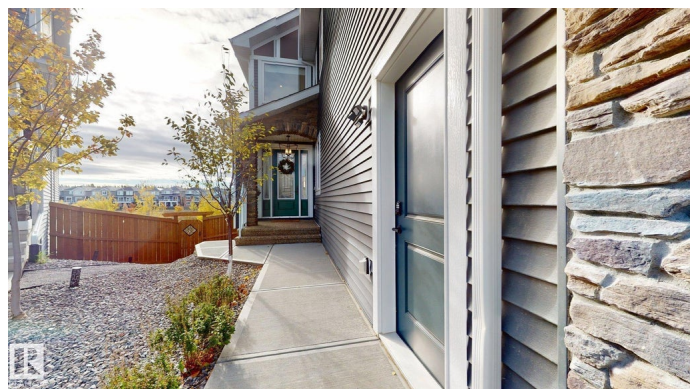
Built in 2023

### Essential Information

MLS® # E4463236

Price \$979,800

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,442                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16615 32 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4R2            |

### Amenities

|               |                                                                                                                                                                                                                       |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Bar, Ceiling 9 ft., Deck, No Smoking Home, Smart/Program. Thermostat, Recreation Room/Centre, Secured Parking, Walkout Basement, Wet Bar, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached                                                                                                                                                                                                |
| Is Waterfront | Yes                                                                                                                                                                                                                   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Stone Facing              |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Creek, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                             |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 56            |

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Listing information last updated on November 3rd, 2025 at 5:47am MST