

## \$2,098,000 - 13850 Ravine Drive, Edmonton

MLS® #E4417481

**\$2,098,000**

5 Bedroom, 4.50 Bathroom, 2,172 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

Experience this custom built bungalow in Capital Hill/Glenora amidst the tranquil beauty of a ravine setting. This home offers the convenience of geothermal heating and cooling, guaranteeing year-round comfort without the worry of soaring natural gas bills. With five spacious bedrooms, two of which feature ensuites, there's plenty of room for unwinding and revitalizing. Take in the sweeping vistas of the ravine from various vantage points throughout the property. Additional features include a huge chef's kitchen equipped with top-of-the-line appliances, perfect for culinary enthusiasts, and a walk-in pantry for ample storage. Indulge in the pleasures of a large family room complete with custom built-ins and a wet bar, perfect for entertaining guests. Stay active and fit with your own private gym space. Additional amenities include a triple heated garage for added convenience and a rejuvenating hot tub for ultimate relaxation.

Built in 1953

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4417481    |
| Price     | \$2,098,000 |
| Bedrooms  | 5           |
| Bathrooms | 4.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,172                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 13850 Ravine Drive |
| Area        | Edmonton           |
| Subdivision | Glenora            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5N 3M1            |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | No Smoking Home                |
| Parking   | Heated, Triple Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Wine/Beverage Cooler, Hot Tub |
| Heating           | See Remarks, Geo Thermal  |
| Fireplace         | Yes   |
| Fireplaces        | Heatilator/Fan, Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Stucco     |
| Exterior Features | Ravine View      |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Stucco     |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Glenora  
Middle                              Westminster  
High                                Ros Sheppard

**Additional Information**

Date Listed                      January 9th, 2025  
Days on Market                99  
Zoning                              Zone 11

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