

# **\$3,750,000 - 13508 Ravine Drive, Edmonton**

MLS® #E4438918

**\$3,750,000**

4 Bedroom, 5.00 Bathroom, 3,806 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

Elevated Architecture Meets the Riverâ€™s Edge: On prestigious Ravine Drive, where the city blends with the beauty of the river valley, sits this thoughtfully designed luxury home. Bathed in southern light and poised above the trees, this architectural triumph by award-winning visionary Rick Arndt was conceived to harmonize with its surroundings and offer unparalleled comfort. Over 5,500 square feet of curated living space: 4 bedrooms plus an office, 6 bathrooms, and a rooftop terrace that blurs the boundary between interior and sky. Here, a wet bar awaits sunset cocktails. Natural light bathes the chefs kitchen, the living room, & the luxurious primary suite. A two-storey family room with an exquisite book-matched natural stone fireplace enjoys an entire wall of windows & overlooking the private yard with outdoor kitchen area. Crafted by Urbis Developmentsâ€™ whose name is synonymous with integrity, precision, & excellence. Triple garage. Landscaped grounds. Elevator-ready. Timeless, yet unmistakably modern.



Built in 2019

## **Essential Information**

MLS® #	E4438918
Price	\$3,750,000

Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	2
Square Footage	3,806
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### Community Information

Address	13508 Ravine Drive
Area	Edmonton
Subdivision	Glenora
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 3L8

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 10 ft., Ceiling 9 ft., Deck, Exercise Room, Patio, Wet Bar
Parking	Triple Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition, Stone, Stucco
Exterior Features	Back Lane, Landscaped, Picnic Area, Playground Nearby, Private Setting, Ravine View, River Valley View, Treed Lot, View City
Roof	EPDM Membrane
Construction	Wood, Composition, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	85
Zoning	Zone 11

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