

## \$675,000 - 3131 169 Street, Edmonton

MLS® #E4433529

**\$675,000**

4 Bedroom, 3.50 Bathroom, 1,883 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Located on a corner lot, backing on to a park - this home features a LEGAL basement suite and central air conditioning. The main floor has an open concept design, perfect for entertaining or family time. The kitchen features tons of cupboard and counter space, a gas range, stainless appliances, a centre island and a large walk through pantry. Off of the kitchen are the living and dining areas with a fireplace and access to the backyard with a view of the park. Upstairs you'll find the large primary suite - complete with a walk in closet and spa like ensuite. The upper level is also home to another living space, 2 more bedrooms and another full bathroom. The basement suite has 9 foot ceilings, one bedroom and dedicated laundry. This home is a MUST SEE!

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433529  |
| Price          | \$675,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,883     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2022                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3131 169 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5A4            |

### Amenities

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                       |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dryer, Euro Washer/Dryer Combo, Hood Fan, Oven-Microwave, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                          |
| Has Suite         | Yes                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                             |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                        |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped, Level Land, Picnic Area, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                        |
| Foundation        | Insulated Concrete Form                                                                                            |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 30th, 2025 |
|-------------|------------------|

Days on Market 1

Zoning Zone 56

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Listing information last updated on May 1st, 2025 at 11:47am MDT