

\$489,900 - 3424 169 Street, Edmonton

MLS® #E4418584

\$489,900

3 Bedroom, 2.50 Bathroom, 1,545 sqft
Single Family on 0.00 Acres

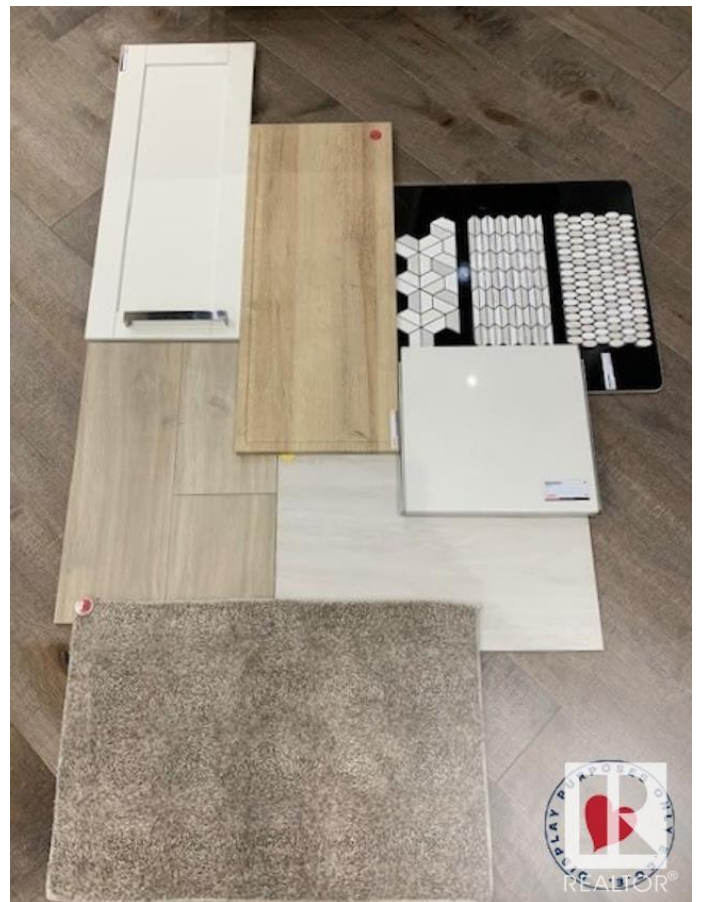
Glenridding Ravine, Edmonton, AB

Glenn Ridding Ravine, the perfect place to call home for those seeking a comfortable + modern living space with the Rundle half duplex. You will be greeted by a welcoming foyer in this beautiful home that consists of an open concept kitchen, dining + living area. With a large walk through pantry + mud room to the double attached garage entrance. The kitchen has granite countertops + a large eat up island with plenty of room for meal prep + entertaining. Upstairs is the spacious primary bedroom with a walk-in closet + a luxurious 4 piece ensuite. Two additional bedrooms, full bathroom + convenient upper floor laundry complete the 2nd floor. The full basement is ready for your ideas or the separate side entrance for potential legal suite for investment purposes. Photos are of former show home, floor plan is the same, interior colours are different, see rendering photos.

Built in 2024

Essential Information

MLS® #	E4418584
Price	\$489,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,545
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3424 169 Street
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5M4

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	2
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	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	George H. Luck School
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Middle Riverbend School
High Strathcona School

Additional Information

Date Listed January 20th, 2025
Days on Market 52
Zoning Zone 56



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Listing information last updated on March 13th, 2025 at 2:47am MDT