

# \$549,888 - 3332 169 Street, Edmonton

MLS® #E4428387

## \$549,888

3 Bedroom, 2.50 Bathroom, 1,657 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

**QUICK POSSESSION** – Single Family Home in Saxony Glen. This well-designed home features a double attached garage and side entrance for added convenience. Step into a spacious foyer leading to an open-concept main floor with a bright living area, dining space, and a kitchen with light-toned cabinets, quartz countertops, a water line to the fridge, and a large walk-in pantry. A half bath and rear entry complete the layout. Upstairs offers a bonus room, laundry, two bedrooms, and a primary suite with a walk-in closet and 5-piece ensuite. The basement includes legal suite rough-ins, allowing for easy future development. Rough grading included + \$3,000 appliance allowance.

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428387  |
| Price          | \$549,888 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,657     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 3332 169 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5M3            |

### **Amenities**

|           |                            |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., See Remarks |
| 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 | Airport Nearby, Playground Nearby, Public Transportation, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 56         |

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Listing information last updated on April 20th, 2025 at 5:32am MDT