

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

## \$619,888 - 3331 169 Street, Edmonton

MLS® #E4422371

**\$619,888**

3 Bedroom, 2.50 Bathroom, 2,104 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Stunning single-family home in the vibrant community of Saxony Glen, just minutes from scenic parks and ponds! This beautifully designed home offers modern elegance and thoughtful details throughout. Double attached garage and SEPARATE SIDE ENTRANCE with basement rough-ins. Step into a bright and spacious foyer with soaring 9'™ ceilings on the main floor. A versatile den and pocket office add flexibility, while the modern kitchen boasts 3cm quartz countertops, a chimney hood fan, 42" light wood-toned cabinets, a water line to the fridge, and a \$3,000 appliance credit to put towards your dream appliances. Upstairs, a central bonus room, main bath, and laundry ensure functional living. The luxurious primary suite offers a walk-in closet and a spa-inspired 5-piece ensuite with a WALK-IN SHOWER, soaker tub, and double sinks. Full of warmth, charm, and designer finishes—this home is waiting for you! Under construction, tentative completion August. Photos of a previous build interior colors are represented.

Built in 2024

### Essential Information

MLS® # E4422371

Price \$619,888



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,104
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3331 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, Hood Fan, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 21st, 2025

Days on Market                71

Zoning                            Zone 56

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