# \$525,000 - 1611 168 Street, Edmonton

MLS® #E4439319

## \$525.000

3 Bedroom, 2.50 Bathroom, 1,656 sqft Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

This fully customized and extensively upgraded home, built by Crimson Cove stands out in every detailâ€"from the wrapped foundation to the designer light fixtures. Nothing about this home is standard. The open-concept main floor showcases 5-inch brushed oak hardwood flooring, premium tile, upgraded cabinetry, and granite countertops throughout. A chef's dream kitchen features stainless steel appliances, modern plumbing fixtures, and a spacious butler's pantry for added convenience. The living room with a sleek wall-mounted fireplace and the dining area overlook a professionally landscaped backyard, complete with stamped concrete patio, concrete-edged garden beds, and a large deck with gas hookupâ€"perfect for outdoor entertaining. Enjoy year-round comfort with central air conditioning already installed. Upstairs, the generous primary suite includes a luxurious ensuite with double sinks and a separate tiled shower. 2 additional BR., a 4-pc bath, and a cozy bonus room complete the 2nd floor. Move-in READY!

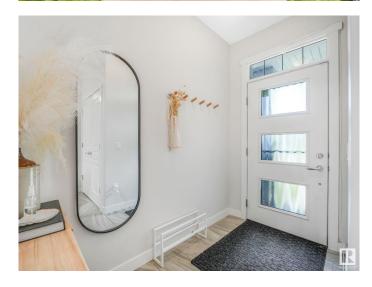
Built in 2016

### **Essential Information**

MLS® # E4439319 Price \$525,000







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,656

Acres 0.00

Year Built 2016

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 1611 168 Street

Area Edmonton

Subdivision Glenridding Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3R7

#### **Amenities**

Amenities Ceiling 9 ft., No Smoking Home

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Electric, Washer, Water Softener

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Golf Nearby, Public Swimming Pool, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 29th, 2025

Days on Market 14

Zoning Zone 56

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 13th, 2025 at 5:32am MDT