

\$675,000 - 3131 169 Street, Edmonton

MLS® #E4451302

\$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. Perfect for long term, or short term rental. This home is a **MUST SEE!**



Built in 2022

Essential Information

MLS® #	E4451302
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, 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 August 5th, 2025

Days on Market 13

Zoning Zone 56

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