

## \$675,000 - 3131 169 Street, Edmonton

MLS® #E4433529

**\$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. This home is a MUST SEE!

Built in 2022

### Essential Information

MLS® #	E4433529
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, Oven-Microwave, 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	April 30th, 2025
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Days on Market 66

Zoning Zone 56

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