

# \$489,900 - 3422 169 Street, Edmonton

MLS® #E4421737

## \$489,900

3 Bedroom, 2.50 Bathroom, 1,444 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to the community of Saxony Glen where you will discover the Tremblant half duplex built by Lincolnberg Master Builder. The main entrance has large foyer with access to the double attached garage. The powder room is also located near the entrance for privacy + a great floor plan. The kitchen has ample cupboard space with corner pantry, quartz counter tops + tile backsplash + flush eating bar + comes with a \$3000 appliance credit. The open concept living + dining room allow for plenty of sunlight. Upstairs you will find the primary with 4 piece ensuite, large walk in closet. Two additional nice sized bedrooms + the main 4 piece bath are located at the other end of the hallway plus convenient upstairs laundry. Side entrance for possible suite development.

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4421737  |
| Price          | \$489,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,444     |
| Acres          | 0.00      |



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

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 3422 169 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5M4            |

### **Amenities**

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| 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, Vinyl  |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | George H. Luck School |
| Middle     | Riverbend School      |
| High       | Strathcona School     |

## Additional Information

Date Listed February 15th, 2025

Days on Market 49

Zoning Zone 56

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Listing information last updated on April 5th, 2025 at 8:32pm MDT