

\$622,400 - 3323 169 Street, Edmonton

MLS® #E4424311

\$622,400

4 Bedroom, 2.50 Bathroom, 2,208 sqft
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Double Attached Garage Home in Saxony Glen with SEPARATE SIDE ENTRANCE and basement Rough-Ins for future investment potential. This bright single-family home in the desirable community offers modern living. The main floor featuring a den with double doors and 9' ceilings. The open-concept living area hi-lighted by the chef's kitchen boasts stunning 3cm quartz countertops, 42" light wood toned cabinetry, water line to fridge and a spacious walk-through pantry that connects to the mudroom for ease. Upstairs, you'll find four bedrooms, a central bonus room, main 4pc bath and a conveniently located laundry room. The master suite is a true retreat, with a large walk-in closet and a luxurious spa-inspired 4pc ensuite, complete with a soaker tub for ultimate relaxation. Photos of previous build, interior colours are represented. QUICK POSSESSION. \$3,000 appliance allowance and rough grading included.

Built in 2024

Essential Information

MLS® #	E4424311
Price	\$622,400
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,208
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3323 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, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed March 6th, 2025

Days on Market 43

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 April 18th, 2025 at 2:17am MDT