

Courtesy Of Megan Benoit and Fadi Georgi Of MaxWell Polaris

## \$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. Under construction with tentative completion of May. \$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 28

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 3rd, 2025 at 4:17am MDT