

# \$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 56

Zoning Zone 56

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Listing information last updated on May 1st, 2025 at 7:32am MDT