

## \$499,900 - 1708 168 Street, Edmonton

MLS® #E4436399

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,469 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Step into style + comfort in this stunning 2-storey in Glenridding! Thoughtfully designed + beautifully maintained, this home features 3 bedrooms + 3 bathrooms. The heart of the home is your open-concept kitchen, where sleek white subway tile, an extended island, modern cabinetry, + premium finishes create an inviting space to cook and entertain guests. Large windows fill the home with natural light, complemented by elegant Hunter Douglas blinds + diagonal flooring in your living room. Cozy carpeting adds warmth to the upstairs. Relax in your extended primary bedroom with a 5-piece ensuite! Your unfinished basement is a great spot for a home gym or for extra storage. The laundry room completes this level, offering easy maintenance. Your fully fenced west-facing backyard is a private oasis, ideal for summer BBQs™ on your spacious composite deck. A double attached garage provides convenience year-round. Situated close to parks, schools, + shopping, this move-in ready home is available for quick possession!

Built in 2016

### Essential Information

MLS® # E4436399

Price \$499,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,469
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1708 168 Street
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3R7

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Level Land, Playground Nearby, Public

	Swimming Pool, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Dr. Margaret-Ann Armour
Middle	Dr. Margaret-Ann Armour
High	Lillian Osborne School

### Additional Information

Date Listed	May 14th, 2025
Days on Market	60
Zoning	Zone 56

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