

## \$599,900 - 1615 169 Street, Edmonton

MLS® #E4434310

**\$599,900**

4 Bedroom, 2.50 Bathroom, 1,919 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to this stunning 1918 sq. ft. single-family home in desirable Glenridding Heights! This beautifully upgraded home features a spacious double attached garage and an impressive open-to-above entrance that sets the tone for luxury. The main floor boasts durable luxury vinyl tile flooring, a bedroom perfect for guests or office use, and a sleek kitchen with glossy cabinets, quartz countertops, and upgraded appliances. Enjoy summer days with central A/C and entertain on the huge composite deck with built-in lighting. The living room showcases a custom feature wall with an electric fireplace. Upstairs, you'll find a large bonus room with another eye-catching feature wall, a convenient laundry room, and 3 bedrooms including a spacious primary suite with a 5-piece ensuite. Located steps from schools, parks, and shopping, this home blends elegance, comfort, and convenience. Don't miss this opportunity to live in one of Edmonton's most vibrant communities!

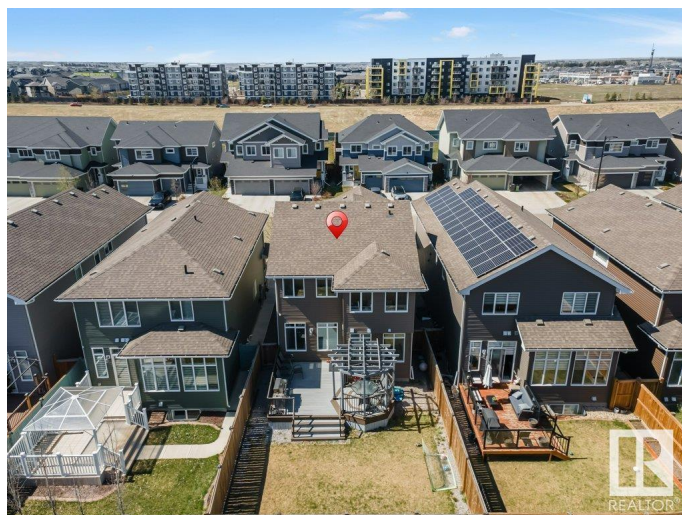
Built in 2018

### Essential Information

MLS® # E4434310

Price \$599,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,919                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1615 169 Street     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 1H2             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground |

|              |  |
|--------------|--|
|              | Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl   |
| Foundation   | Concrete Perimeter   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 56       |
| HOA Fees       | 125           |
| HOA Fees Freq. | Annually      |

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Listing information last updated on May 5th, 2025 at 1:02am MDT