

## \$677,700 - 3312 160 Street, Edmonton

MLS® #E4435137

**\$677,700**

4 Bedroom, 3.50 Bathroom, 1,891 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

This modern home checks all the boxes—style, function, and location. Step inside to a bright and open layout featuring a dramatic open-to-below design from the upper bonus room to the main living area. The chef's kitchen is complete with stainless steel appliances, a chimney-style hood fan, full tile backsplash, and a large dining area that flows into the cozy living room with a tile-surround electric fireplace. Upstairs offers a spacious bonus room overlooking the living space below, convenient upstairs laundry, 3 bedrooms including a luxurious primary suite with a five-piece ensuite including dual sinks, a soaker tub, and tiled walk-in shower. The fully finished basement extends your living space with a walk-up bar and sink, a fourth bedroom, a home office, and a full bathroom—perfect for guests or a growing family. Other features include air conditioning, a large rear deck, and full landscaping front and back. Live in one of southwest Edmonton's most desirable neighbourhoods close to all amenities.

Built in 2022

### Essential Information

MLS® # E4435137

Price \$677,700

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,891
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3312 160 Street
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5A1

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Vinyl Windows, Wet Bar
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            May 8th, 2025

Days on Market      61

Zoning                Zone 56

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