

## \$514,900 - 3126 169 Street, Edmonton

MLS® #E4448934

**\$514,900**

3 Bedroom, 2.50 Bathroom, 1,656 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Live the lifestyle youâ€™ve been dreaming of! This SHOW-HOME STYLE Duplex w/ a DOUBLE attached garage sits on a MASSIVE PIE-SHAPED LOT backing onto serene lush GREEN FIELDSâ€”perfect for BBQs, kidsâ€™ adventures, or letting your dog run free. With 3 Bedrooms, 2.5 Baths, & over \$45K in premium UPGRADES, every detail shinesâ€”from QUARTZ COUNTERS to LVP flooring. Stay cool in summer with CENTRAL A/C, or cozy up by the FIREPLACE in winter, love the walk-through pantry that connects your Mudroom to the Gourmet Kitchen. Want extra income? The SIDE ENTRANCE is ready for your future RENTAL suiteâ€”an ideal mortgage helper! With a METICULOUSLY maintained interior that shines like a brand NEW showpiece, this home also features top-notch amenities like an Energy Star furnace, Tankless Hot Water, a Heat Recovery Ventilation System, and CENTRAL AIR CONDITIONING, making it the epitome of modern living. Home warranty still in place (since SEP 2023), you're just steps from A Park, ponds, trails, & everyday amenities few minutes

Built in 2022

### Essential Information

MLS® #

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Price	\$514,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,656
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3126 169 Street
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5A4

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 21st, 2025
Days on Market	4
Zoning	Zone 56

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Listing information last updated on July 25th, 2025 at 7:32pm MDT