

## **\$620,000 - 1104 161 Street, Edmonton**

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MLS® #E4459536

**\$620,000**

5 Bedroom, 3.50 Bathroom, 1,742 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

INVESTOR ALERT! This 2 story 1740 sq ft home the highly desirable GLENRIDDING HEIGHTS has a 2 BEDROOM LEGAL suite and a TRIPLE CAR GARAGE on a huge PIE LOT! Freshly painted and new lighting throughout, the living room & dining area will greet you as you enter. Leading to the kitchen with a nice view of the massive back yard. The back yard is actually 2 YARDS as the Upper Suite has a large fenced yard but the legal suite also gets its own fenced yard too! The 2nd floor has includes a nice bonus area to watch tv or use as an office, primary bedroom with walk in closet and 4 pc ensuite! 2 other bedrooms complete the upper portion of the home! The legal suite has IN-FLOOR HEATING which helps ensure your tenant is always comfortable! Open concept living area with a nice sized primary bedroom, & kitchen with island. Extra space for more parking next to the garage! Close proximity to the Currents of Windermere, Anthony Henday, and plenty of Schools!

Built in 2014

### **Essential Information**

MLS® # E4459536

Price \$620,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,742
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1104 161 Street
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2H6

### Amenities

Amenities	See Remarks
Parking	Triple Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

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

**Additional Information**

Date Listed	September 24th, 2025
Days on Market	2
Zoning	Zone 56

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Listing information last updated on September 26th, 2025 at 3:47am MDT