

Courtesy Of Megan Benoit and Fadi Georgi Of MaxWell Polaris

\$622,400 - 3323 169 Street, Edmonton

MLS® #E4424311

\$622,400

4 Bedroom, 2.50 Bathroom, 2,208 sqft
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Double Attached Garage Home in Saxony Glen with SEPARATE SIDE ENTRANCE and basement Rough-Ins for future investment potential. This bright single-family home in the desirable community offers modern living. The main floor featuring a den with double doors and 9' ceilings. The open-concept living area hi-lighted by the chef's kitchen boasts stunning 3cm quartz countertops, 42" light wood toned cabinetry, water line to fridge and a spacious walk-through pantry that connects to the mudroom for ease. Upstairs, you'll find four bedrooms, a central bonus room, main 4pc bath and a conveniently located laundry room. The master suite is a true retreat, with a large walk-in closet and a luxurious spa-inspired 4pc ensuite, complete with a soaker tub for ultimate relaxation. Photos of previous build, interior colours are represented. Under construction with tentative completion of May. \$3,000 appliance allowance and rough grading included.

Built in 2024

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4424311 |
| Price | \$622,400 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,208 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 3323 169 Street |
| Area | Edmonton |
| Subdivision | Glenridding Ravine |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 5M3 |

Amenities

| | |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, Hood Fan, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed March 6th, 2025

Days on Market 30

Zoning Zone 56

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Listing information last updated on April 5th, 2025 at 10:32am MDT