

Courtesy Of Megan Benoit and Fadi Georgi Of MaxWell Polaris

\$574,888 - 3324 169 Street Sw, Edmonton

MLS® #E4384549

\$574,888

3 Bedroom, 3.00 Bathroom, 1,795 sqft
Single Family on 0.08 Acres

Glenridding Ravine, Edmonton, AB

A welcoming home designed with function in mind, steps away from the community park and pond. Attached two car garage and, potential of a mortgage helper in the future with the ready side door entry, & legal suite rough-ins for a legal suite. Welcoming you into the spacious foyer with a built-in bench, the main floor presents a cozy living area with finishes that feel natural and organic. Your kitchen features light, sand wooden cabinets, 3cm quartz countertops, full height kitchen backsplash, water line to fridge and a large walk in pantry! Continue upstairs to a bonus room with a raised lit ceiling, laundry room, two spacious bedrooms and a gorgeous master retreat with vaulted ceilings, two walk in closets and, a 5-piece ensuite. This home is under construction with a tentative completion end of November. Photos reference the interior colours only. Virtual tour references the plan only. \$3,000 Appliance Allowance included to personalize your appliance selections.

Built in 2024

Essential Information

MLS® #	E4384549
Price	\$574,888
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,795
Acres	0.08
Year Built	2024
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey

Community Information

Address	3324 169 Street Sw
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5M3

Amenities

Amenities	Ceiling 9 ft., See Remarks
Features	Ceiling 9 ft., See Remarks
Parking	Double Garage Attached
# of Garages	2
Is Waterfront	Yes

Interior

Interior	Carpet, Vinyl Plank
Interior Features	Garage Control, Garage Opener, See Remarks, Hood Fan
Heating	Forced Air-1
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Vinyl, Stone
Exterior Features	Airport Nearby, Park/Reserve, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks
Construction	Wood Frame

Additional Information

Date Listed April 28th, 2024

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Listing information last updated on October 31st, 2024 at 6:01pm MDT