

Courtesy Of Megan Benoit and Fadi Georgi Of MaxWell Polaris

## \$639,888 - 3311 169 Street Sw, Edmonton

MLS® #E4384543

**\$639,888**

4 Bedroom, 3.00 Bathroom, 2,208 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Stylish QUICK POSSESSION double attached garage single family home in the community Saxony Glen with a side door entry and basement rough-ins for future investment potential. The spacious main floor has a den perfect for a formal dining area, down the hall the open concept kitchen, dining and living boasts high ceilings, pocket office and a dream kitchen with 3cm quartz countertops, 42" cabinets and a large walk through pantry leading to the mudroom for easy grocery unpacking. Upper floor has four bedrooms, central bonus room and convenient laundry room. The Master bedroom has a large walk-in closet and a spa inspired 4-pc ensuite with a soaker tub for ultimate relaxation. This home is walking distance to green space and pond! Possession 35-45 days after condition removal \$3,000 appliance allowance included.

Built in 2024

### Essential Information

MLS® #	E4384543
Price	\$639,888
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,208



Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey

### **Community Information**

Address	3311 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, Public Transportation, Schools, Shopping Nearby, See Remarks, Playground Nearby, Stream/Pond
Construction	Wood Frame

### **Additional Information**

Date Listed	April 28th, 2024
-------------	------------------

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

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