

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

## \$619,888 - 3331 169 Street, Edmonton

MLS® #E4422371

**\$619,888**

3 Bedroom, 2.50 Bathroom, 2,104 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Stunning single-family home in the vibrant community of Saxony Glen, just minutes from scenic parks and ponds! This beautifully designed home offers modern elegance and thoughtful details throughout. Double attached garage and SEPARATE SIDE ENTRANCE with basement rough-ins. Step into a bright and spacious foyer with soaring 9'™ ceilings on the main floor. A versatile den and pocket office add flexibility, while the modern kitchen boasts 3cm quartz countertops, a chimney hood fan, 42" light wood-toned cabinets, a water line to the fridge, and a \$3,000 appliance credit to put towards your dream appliances. Upstairs, a central bonus room, main bath, and laundry ensure functional living. The luxurious primary suite offers a walk-in closet and a spa-inspired 5-piece ensuite with a WALK-IN SHOWER, soaker tub, and double sinks. Full of warmth, charm, and designer finishes—this home is waiting for you! Under construction, tentative completion August. Photos of a previous build interior colors are represented.

Built in 2024

### Essential Information

MLS® # E4422371

Price \$619,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,104                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3331 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, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 21st, 2025

Days on Market                72

Zoning                            Zone 56

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Listing information last updated on May 4th, 2025 at 1:02am MDT