

## \$599,900 - 1615 169 Street, Edmonton

MLS® #E4434310

**\$599,900**

4 Bedroom, 2.50 Bathroom, 1,919 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to this stunning 1918 sq. ft. single-family home in desirable Glenridding Heights! This beautifully upgraded home features a spacious double attached garage and an impressive open-to-above entrance that sets the tone for luxury. The main floor boasts durable luxury vinyl tile flooring, a bedroom perfect for guests or office use, and a sleek kitchen with glossy cabinets, quartz countertops, and upgraded appliances. Enjoy summer days with central A/C and entertain on the huge composite deck with built-in lighting. The living room showcases a custom feature wall with an electric fireplace. Upstairs, you'll find a large bonus room with another eye-catching feature wall, a convenient laundry room, and 3 bedrooms including a spacious primary suite with a 5-piece ensuite. Located steps from schools, parks, and shopping, this home blends elegance, comfort, and convenience. Don't miss this opportunity to live in one of Edmonton's most vibrant communities!

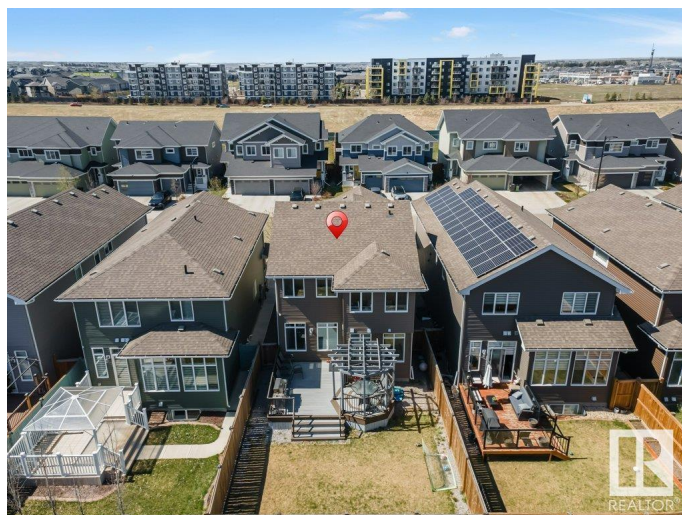
Built in 2018

### Essential Information

MLS® # E4434310

Price \$599,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,919
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1615 169 Street
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1H2

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground

	Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	4
Zoning	Zone 56
HOA Fees	125
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 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 May 7th, 2025 at 8:32pm MDT