

# \$569,888 - 3332 169 Street, Edmonton

MLS® #E4428387

## \$569,888

3 Bedroom, 2.50 Bathroom, 1,657 sqft  
Single Family on 0.00 Acres

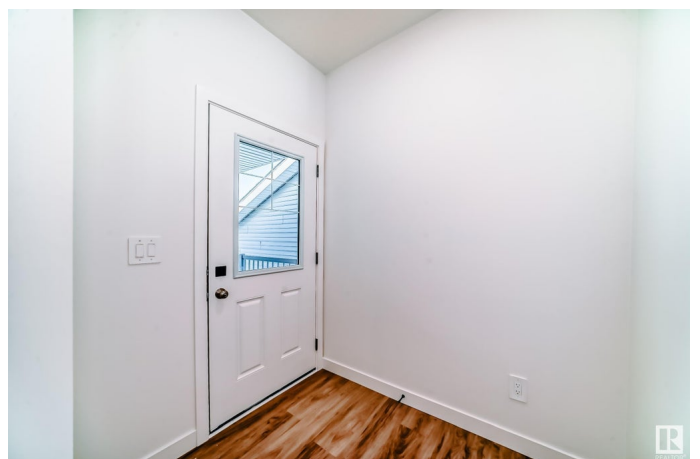
Glenridding Ravine, Edmonton, AB

QUICK POSSESSION – Single Family Home in Saxony Glen. This well-designed home features a double attached garage and side entrance for added convenience. Step into a spacious foyer leading to an open-concept main floor with a bright living area, dining space, and a kitchen with light-toned cabinets, quartz countertops, a water line to the fridge, and a large walk-in pantry. A half bath and rear entry complete the layout. Upstairs offers a bonus room, laundry, two bedrooms, and a primary suite with a walk-in closet and 5-piece ensuite. The basement includes legal suite rough-ins, allowing for easy future development. Rough grading included + \$3,000 appliance allowance.

Built in 2024

### Essential Information

MLS® #	E4428387
Price	\$569,888
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,657
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3332 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, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	2
Zoning	Zone 56

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 April 3rd, 2025 at 7:17pm MDT