

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

## \$504,888 - 3412 168 Street, Edmonton

MLS® #E4416370

### \$504,888

3 Bedroom, 2.50 Bathroom, 1,581 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Stunning half-duplex home in the desirable Saxony Glen community with an attached double garage and separate side entrance. The spacious foyer leads to an open-concept layout featuring a serene kitchen with 39" light wood-tone cabinets, 3cm quartz countertops, modern finishes, and a \$3,000 appliance allowance for personalized selection. The upper floor offers a convenient laundry area, versatile flex space, a 4-piece main bath, and three bedrooms, including a primary suite with a walk-in closet and 5-piece ensuite with double sinks. Front and back landscaping, along with basement rough-ins, are included for easy future development. Under construction, tentative completion May. Photos of previous build, interior colours are represented.

Built in 2024

### Essential Information

MLS® #	E4416370
Price	\$504,888
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,581
Acres	0.00



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

### **Community Information**

Address	3412 168 Street
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5M2

### **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, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	December 19th, 2024
Days on Market	107
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 5th, 2025 at 12:17pm MDT