

## \$489,900 - 3422 169 Street, Edmonton

MLS® #E4421737

### \$489,900

3 Bedroom, 2.50 Bathroom, 1,444 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to the community of Saxony Glen where you will discover the Tremblant half duplex built by Lincolnberg Master Builder. The main entrance has large foyer with access to the double attached garage. The powder room is also located near the entrance for privacy + a great floor plan. The kitchen has ample cupboard space with corner pantry, quartz counter tops + tile backsplash + flush eating bar + comes with a \$3000 appliance credit. The open concept living + dining room allow for plenty of sunlight. Upstairs you will find the primary with 4 piece ensuite, large walk in closet. Two additional nice sized bedrooms + the main 4 piece bath are located at the other end of the hallway plus convenient upstairs laundry. Side entrance for possible suite development.

Built in 2024

### Essential Information

MLS® #	E4421737
Price	\$489,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,444
Acres	0.00



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

### **Community Information**

Address	3422 169 Street
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5M4

### **Amenities**

Amenities	No Animal Home, No Smoking Home
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	Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	George H. Luck School
Middle	Riverbend School
High	Strathcona School

## Additional Information

Date Listed February 15th, 2025

Days on Market 50

Zoning Zone 56

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