

Courtesy Of Megan Benoit and Fadi Georgi Of MaxWell Polaris

## \$634,888 - 3327 169 Street, Edmonton

MLS® #E4415794

### \$634,888

4 Bedroom, 2.50 Bathroom, 2,208 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Beautiful Double Attached Garage Home in Saxony Glen with SEPARATE SIDE ENTRANCE and basement Rough-Ins for future investment potential. This stylish single-family home in the desirable community offers functionality. The main floor features a den that could serve as a formal dining room or home office. The open-concept design flows from the kitchen to the dining area and living room, all with 9' ceilings. The chef's kitchen boasts stunning two-tone 3cm quartz countertops, 42" cabinetry, water line to fridge and a spacious walk-through pantry that connects to the mudroom for easy grocery unloading. Upstairs, you'll find four bedrooms, a bonus room, and a conveniently located laundry room. The master suite is a true retreat, with a large walk-in closet and a luxurious spa-inspired 4pc ensuite, complete with a soaker tub for ultimate relaxation. Photos of previous build, interior colours are represented. Under construction with tentative completion of March. \$3,000 appliance allowance and rough grading incl

Built in 2024

### Essential Information

MLS® #	E4415794
Price	\$634,888



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,208
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3327 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, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            December 10th, 2024

Days on Market      116

Zoning                 Zone 56

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