

Courtesy Of Christina A Reid Of Century 21 Leading

# \$499,900 - 3419 169 Street, Edmonton

MLS® #E4414954

## \$499,900

3 Bedroom, 2.50 Bathroom, 1,545 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

This beautiful under construction home combines comfort, style, and efficiency with advanced air purification, high-efficiency heating, and a tankless hot water system. The spacious living room features elegant trim details, while the kitchen offers ceiling-height cabinetry and upgraded lighting. All appliances are included, and a side entrance provides future basement suite potential. Located in the family-friendly Saxony Glen community, enjoy a new playground, community pond, and nearby future amenities like FreshCo, a gas station, and daycare. Quick access to the Currents of Windermere and Anthony Henday makes commuting easy. Some photos have been virtually staged



Built in 2024

## Essential Information

MLS® #	E4414954
Price	\$499,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,545
Acres	0.00
Year Built	2024

Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3419 169 Street
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5M4

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, HRV System
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Prefab, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Prefab, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	GEORGE H. LUCK K-6
Middle	RIVERBEND
High	STRATHCONA

**Additional Information**

Date Listed                November 29th, 2024  
Days on Market        181  
Zoning                    Zone 56

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