

## **\$749,800 - 3116 167 Street, Edmonton**

MLS® #E4430309

**\$749,800**

3 Bedroom, 2.50 Bathroom, 1,372 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Quality built BUGNALOW by Landmark Homes in Saxony Glen. A rare find in Southwest Edmonton! This home is practically like new & heavily upgraded. Wide lot creates a nice curb appeal & allows for a sunny den w/ oversized windows. Open concept living rm, dining rm & kitchen looks onto the park behind. Dream kitchen w/ so many upgrades: full height Gem Cabinetry, extended counters/cabinets, undermount lighting, stainless steel appliances (incl gas stove & wall oven) & garburator. 9' ceilings carry from the living space into the primary bedrm. Ensuite upgraded w/ ceiling height tile throughout, extra storage w/ vanity tower, large soaker tub plus sizeable closet! Main floor complete w/ pantry, 2pc washroom & mudroom/laundry w/ built-in storage! Downstairs is fully finished w/ wet bar, rec space (pool table can stay), second living area, 3pc bathroom & 2 large bedrooms w/ oversized windows. Backyard boasts massive deck & landscaping! Energy efficient home w/ high-velocity heating, hot H2O on demand, HRV & AC!



Built in 2022

### **Essential Information**

MLS® # E4430309

Price \$749,800

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,372                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3116 167 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4R2            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garburator, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two, Curtains and Blinds, Wet Bar |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | GeorgeHLuck/JoanCarr   |
| Middle     | Riverbend/JoanCarr     |
| High       | Strathcona/FMMcCaffery |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 56          |

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Listing information last updated on May 3rd, 2025 at 7:32am MDT