

## \$514,900 - 3126 169 Street, Edmonton

MLS® #E4448934

**\$514,900**

3 Bedroom, 2.50 Bathroom, 1,656 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Live the lifestyle youâ€™ve been dreaming of! This SHOW-HOME STYLE Duplex w/ a DOUBLE attached garage sits on a MASSIVE PIE-SHAPED LOT backing onto serene lush GREEN FIELDSâ€”perfect for BBQs, kidsâ€™ adventures, or letting your dog run free. With 3 Bedrooms, 2.5 Baths, & over \$45K in premium UPGRADES, every detail shinesâ€”from QUARTZ COUNTERS to LVP flooring. Stay cool in summer with CENTRAL A/C, or cozy up by the FIREPLACE in winter, love the walk-through pantry that connects your Mudroom to the Gourmet Kitchen. Want extra income? The SIDE ENTRANCE is ready for your future RENTAL suiteâ€”an ideal mortgage helper! With a METICULOUSLY maintained interior that shines like a brand NEW showpiece, this home also features top-notch amenities like an Energy Star furnace, Tankless Hot Water, a Heat Recovery Ventilation System, and CENTRAL AIR CONDITIONING, making it the epitome of modern living. Home warranty still in place (since SEP 2023), you're just steps from A Park, ponds, trails, & everyday amenities few minutes

Built in 2022

### Essential Information

MLS® #

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|                |               |
|----------------|---------------|
| Price          | \$514,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,656         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3126 169 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5A4            |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                                                           |
| Parking        | Double Garage Attached                                                                      |

### Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                              |
| Fireplaces        | Glass Door                                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                                                 |

**Exterior**

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                       |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 56         |

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Listing information last updated on August 1st, 2025 at 11:32pm MDT