

## \$699,900 - 3103 169 Street, Edmonton

MLS® #E4414387

**\$699,900**

4 Bedroom, 3.50 Bathroom, 2,108 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

This brand new over 2100 sqft fully finished two storey from Daytona Homes is the perfect family home. With a bright open main floor featuring a dining area, a spacious kitchen with a pantry to house all your favourite snacks. Huge windows along the back wall of the sunken living room allow for tons of natural light while watching the kids play at the park and a cozy fireplace keeps the chill away. Upstairs greets you with a lovely bonus room perfect for the kids to play and watch your favourite holiday movies together. The master suite features a huge pass through closet and an ensuite to make any one jealous. With double sinks, shower and a free standing soaker tub. The additional two bedrooms are complimented by an actual laundry room and a main bathroom featuring double sinks. The basement is an entrepreneurs dream, perfect in-law suite or even a potential income stream. With a full bathroom and bedroom plus separate laundry and its own furnace. Keep the snow away in the double attached garage.

Built in 2021

### Essential Information

MLS® # E4414387

Price \$699,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,108                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3103 169 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5A4            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Golf Nearby, |

Level Land, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Dr Margaret-Ann Armour K-9 |
| High       | Lillian Osborne            |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 22nd, 2024 |
| Days on Market | 160                 |
| Zoning         | Zone 56             |

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Listing information last updated on May 1st, 2025 at 8:02am MDT