

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 131

Zoning Zone 56

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Listing information last updated on April 9th, 2025 at 7:32am MDT