

\$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	15
Zoning	Zone 56

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Listing information last updated on August 5th, 2025 at 2:17pm MDT