

\$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® #

E4448934



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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

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|----------------|-----------------|
| Date Listed | July 21st, 2025 |
| Days on Market | 6 |
| Zoning | Zone 56 |

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Listing information last updated on July 27th, 2025 at 4:47am MDT