

\$575,000 - 1424 169 Street, Edmonton

MLS® #E4431090

\$575,000

4 Bedroom, 3.50 Bathroom, 1,884 sqft

Single Family on 0.00 Acres

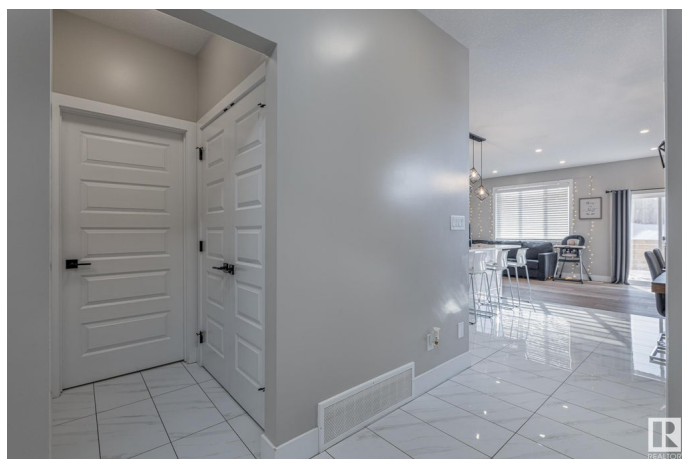
Glenridding Heights, Edmonton, AB

This spacious and fully upgraded duplex in Glenridding Heights was built in 2020 and offers incredible value with a LEGAL basement suite. Featuring 4 bedrooms and 3.5 bathrooms, it boasts 9 ft ceilings on both the main floor and in the suite. Enjoy luxury vinyl plank flooring, tile in high-traffic areas, upgraded lighting, and extra pot lights. The kitchen includes ceiling-height cabinets, a large island, black hardware, and premium appliances. Upstairs features 3 bedrooms, 2 full baths, laundry, and a main floor half bath. The 1 bed, 1 bath legal suite includes a private entry, full kitchen, in-suite laundry, and central A/C for comfort throughout the home. The exterior offers a deck, fenced and landscaped yard, double attached garage, and extra parking for 3 vehicles. Located near top-rated schools, parks, shopping, and premium golf courses. A fantastic opportunity in a highly desirable neighborhood!

Built in 2020

Essential Information

| | |
|------------|-----------|
| MLS® # | E4431090 |
| Price | \$575,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |



| | |
|----------------|---------------|
| Half Baths | 1 |
| Square Footage | 1,884 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 1424 169 Street |
| Area | Edmonton |
| Subdivision | Glenridding Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3P7 |

Amenities

| | |
|----------------|---|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|--------------|---|
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher - Energy Star, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, No Back |

Lane, Playground Nearby, Public Transportation, Schools, Shopping
Nearby

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 16th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 56 |

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Listing information last updated on April 19th, 2025 at 3:17pm MDT