

## \$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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