

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

## \$529,888 - 3344 168 Street, Edmonton

MLS® #E4409850

**\$529,888**

4 Bedroom, 3.50 Bathroom, 1,457 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Half-duplex home with a detached double car garage and developed LEGAL SUITE in the Saxony community. Welcome to this stunning home with immediate revenue potential located near a pond and green space for outdoor enjoyment. The well designed main floor has amazing flow and boasts a luxurious kitchen featuring stone countertops, full height tile backsplash and 42" cabinets. Upstairs find a convenient laundry closet, main 4pc bath and three bedrooms including the owners suite with a walk-in closet and 4pc ensuite with high end finishes and extra counter space. The LEGAL BASEMENT SUITE finishes will mirror the upper floors finishes and in-suite laundry making potential revenue possible immediately. Double detached car garage located at the rear of the lot. Photos of previous build; no photos of legal suite available. \$3,000 appliance allowance and front and back landscaping included. Under construction, tentative completion April. Do not miss out on this opportunity.

Built in 2024

### Essential Information

MLS® # E4409850

Price \$529,888

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,457         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 3344 168 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5M2            |

### **Amenities**

|           |                            |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., See Remarks |
| Parking   | Double Garage Detached     |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-2, Natural Gas                  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished                             |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

## Additional Information

Date Listed            October 10th, 2024

Days on Market      155

Zoning                Zone 56

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Listing information last updated on March 13th, 2025 at 11:02pm MDT