

## \$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 | 5                |
| Zoning         | Zone 56          |

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Listing information last updated on April 21st, 2025 at 8:02pm MDT