

Courtesy Of Kent Clark Of Blackmore Real Estate

## \$699,900 - 3103 169 Street, Edmonton

MLS® #E4414387

**\$699,900**

4 Bedroom, 3.50 Bathroom, 2,108 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

This brand new over 2100 sqft fully finished two storey from Daytona Homes is the perfect family home. With a bright open main floor featuring a dining area, a spacious kitchen with a pantry to house all your favourite snacks. Huge windows along the back wall of the sunken living room allow for tons of natural light while watching the kids play at the park and a cozy fireplace keeps the chill away. Upstairs greets you with a lovely bonus room perfect for the kids to play and watch your favourite holiday movies together. The master suite features a huge pass through closet and an ensuite to make any one jealous. With double sinks, shower and a free standing soaker tub. The additional two bedrooms are complimented by an actual laundry room and a main bathroom featuring double sinks. The basement is an entrepreneurs dream, perfect in-law suite or even a potential income stream. With a full bathroom and bedroom plus separate laundry and its own furnace. Keep the snow away in the double attached garage.

Built in 2021

### Essential Information

MLS® # E4414387

Price \$699,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,108
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3103 169 Street
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5A4

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Flat Site, Golf Nearby,

Level Land, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof Asphalt Shingles  
Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Dr Margaret-Ann Armour K-9  
High Lillian Osborne

### **Additional Information**

Date Listed November 22nd, 2024  
Days on Market 138  
Zoning Zone 56

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