

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

## \$504,888 - 3412 168 Street, Edmonton

MLS® #E4416370

### \$504,888

3 Bedroom, 2.50 Bathroom, 1,581 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Stunning half-duplex home in the desirable Saxony Glen community with an attached double garage and separate side entrance. The spacious foyer leads to an open-concept layout featuring a serene kitchen with 39" light wood-tone cabinets, 3cm quartz countertops, modern finishes, and a \$3,000 appliance allowance for personalized selection. The upper floor offers a convenient laundry area, versatile flex space, a 4-piece main bath, and three bedrooms, including a primary suite with a walk-in closet and 5-piece ensuite with double sinks. Front and back landscaping, along with basement rough-ins, are included for easy future development. Under construction, tentative completion May. Photos of previous build, interior colours are represented.

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4416370  |
| Price          | \$504,888 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,581     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2024          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 3412 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 Attached     |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                           |

### **Exterior**

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

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 19th, 2024 |
| Days on Market | 112                 |
| Zoning         | Zone 56             |

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Listing information last updated on April 10th, 2025 at 7:47am MDT