

Courtesy Of Christina A Reid Of Century 21 Leading

# \$499,900 - 3419 169 Street, Edmonton

MLS® #E4414954

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,545 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

This beautiful under construction home combines comfort, style, and efficiency with advanced air purification, high-efficiency heating, and a tankless hot water system. The spacious living room features elegant trim details, while the kitchen offers ceiling-height cabinetry and upgraded lighting. All appliances are included, and a side entrance provides future basement suite potential. Located in the family-friendly Saxony Glen community, enjoy a new playground, community pond, and nearby future amenities like FreshCo, a gas station, and daycare. Quick access to the Currents of Windermere and Anthony Henday makes commuting easy. Some photos have been virtually staged



Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4414954  |
| Price          | \$499,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,545     |
| Acres          | 0.00      |
| Year Built     | 2024      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3419 169 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5M4            |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, HRV System |
| Parking   | Parking Pad Cement/Paved   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

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

### School Information

|            |                    |
|------------|--------------------|
| Elementary | GEORGE H. LUCK K-6 |
| Middle     | RIVERBEND          |
| High       | STRATHCONA         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 29th, 2024 |
| Days on Market | 152                 |
| Zoning         | Zone 56             |

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Listing information last updated on April 30th, 2025 at 8:17pm MDT