

## \$695,000 - 3328 168 Street, Edmonton

MLS® #E4430474

**\$695,000**

3 Bedroom, 2.50 Bathroom, 2,140 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

BRAND-NEW luxury home with a POND FACING VIEW in the sought-after Glenridding Ravine Community. This modern, thoughtfully designed home welcomes you with an inviting foyer that leads to an open-concept 9-ft main floor, featuring a pocket office, a spacious OPEN-TO-BELOW living area, and a dining room perfect for entertaining. The contemporary kitchen boasts white-colored cabinets, quartz countertops, and a BUTLER'S pantry. Upstairs, you'll find a family room with picturesque pond views. The luxurious master suite with a 5-piece ensuite with double sinks, a walk-in closet, a freestanding tub, and two large walk-in closets. two guest bedrooms with stunning views of the pond and a 4-piece main bath. A separate SIDE ENTRY is a bonus for the potential legal basement suite. Easy access to schools, parks, Windermere shopping center and Anthony Henday.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430474  |
| Price      | \$695,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,140                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3328 168 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5M3            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                         |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Asphalt, Stone, Vinyl   |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, View Lake, Waterfront Property |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Asphalt, Stone, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | George H. Luck School |
|------------|-----------------------|

|        |                   |
|--------|-------------------|
| Middle | Riverbend School  |
| High   | Strathcona School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 56          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 7:02am MDT