

## \$524,900 - 1708 168 Street, Edmonton

MLS® #E4436399

**\$524,900**

3 Bedroom, 2.50 Bathroom, 1,469 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Step into style + comfort in this stunning 2-storey home located in the family friendly Glenridding neighbourhood in southwest Edmonton. Thoughtfully designed and beautifully maintained, this home features 3 bedrooms + 3 bathrooms. The heart of the home is your open-concept kitchen, where sleek white subway tile, modern cabinetry, and premium finishes create an inviting space to cook and entertain guests. Large windows fill the home with natural light, complemented by elegant Hunter Douglas blinds. Cozy carpeting adds warmth to the upstairs. Relax in your primary bedroom with a private 5-piece ensuite! Your unfinished basement is a great opportunity for a home gym, a creative studio, or keep it as a spacious storage solution. Your fully fenced west-facing backyard is a private oasis, ideal for summer BBQs or hanging out in the evening as a family. A double attached garage provides convenience year-round. Located near parks, trails, schools, + shopping, this home has everything you could hope for!

Built in 2016

### Essential Information

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Price \$524,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,469
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1708 168 Street
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3R7

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Level Land, Playground Nearby, Public

	Swimming Pool, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Margaret-Ann Armour
Middle	Dr. Margaret-Ann Armour
High	Lillian Osborne School

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	34
Zoning	Zone 56

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