

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

## \$529,888 - 3344 168 Street, Edmonton

MLS® #E4409850

**\$529,888**

4 Bedroom, 3.50 Bathroom, 1,457 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Half-duplex home with a detached double car garage and developed LEGAL SUITE in the Saxony community. Welcome to this stunning home with immediate revenue potential located near a pond and green space for outdoor enjoyment. The well designed main floor has amazing flow and boasts a luxurious kitchen featuring stone countertops, full height tile backsplash and 42" cabinets. Upstairs find a convenient laundry closet, main 4pc bath and three bedrooms including the owners suite with a walk-in closet and 4pc ensuite with high end finishes and extra counter space. The LEGAL BASEMENT SUITE finishes will mirror the upper floors finishes and in-suite laundry making potential revenue possible immediately. Double detached car garage located at the rear of the lot. Photos of previous build; no photos of legal suite available. \$3,000 appliance allowance and front and back landscaping included. Under construction, tentative completion April. Do not miss out on this opportunity.

Built in 2024

### Essential Information

MLS® # E4409850

Price \$529,888

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,457
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	3344 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 Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed            October 10th, 2024

Days on Market      155

Zoning                Zone 56

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Listing information last updated on March 14th, 2025 at 6:32pm MDT