

## \$619,900 - 1712 168 Street, Edmonton

MLS® #E4421433

**\$619,900**

3 Bedroom, 2.50 Bathroom, 2,209 sqft  
Single Family on 0.00 Acres

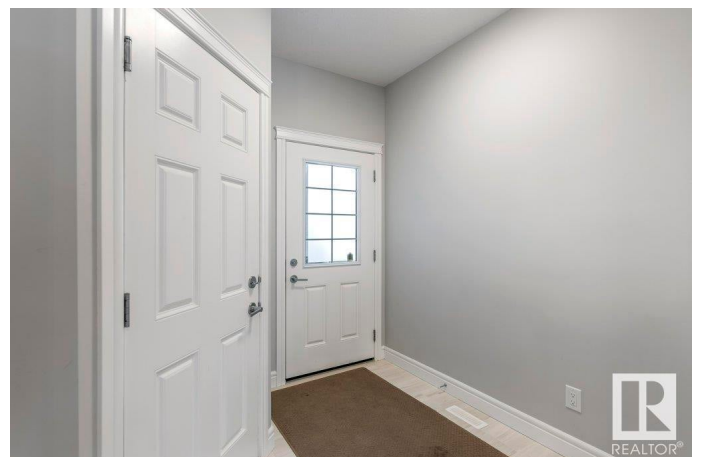
Glenridding Heights, Edmonton, AB

Welcome to your stunning upgraded home in Glenridding Heights! The bright open main floor features 9-ft ceilings, versatile den, living area with a cozy fireplace and large windows, a dining area plus a convenient built-in desk space, perfect for work or study! The chef's kitchen impresses with quartz countertops, two-tone cabinetry, high-end appliances & a walk-thru bar area to your massive pantry. Upstairs, French door entry leads you to your primary suite w/ a custom walk-in closet w/ organizers, a luxurious 5-pc ensuite oasis w/ double quartz vanity, fully tiled stand-up shower & a relaxing soaker tub. Two additional bedrooms, one with a walk-in closet, a 4-pc bath, a spacious bonus room, and convenient upper-floor laundry with quartz countertops complete the space. Stay cool with central A/C, a 20x 24 attached double garage & an unspoiled basement ready for your personal touch. Located near Currents at Windermere, top-rated schools, parks, and the Henday. A must-see!

Built in 2017

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4421433  |
| Price    | \$619,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,209                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1712 168 Street     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3R7             |

### **Amenities**

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

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Partially Landscaped, Public Transportation, Schools, Shopping |

Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 13th, 2025  
Days on Market 50  
Zoning Zone 56

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Listing information last updated on April 4th, 2025 at 6:17am MDT