

## **\$749,800 - 3116 167 Street, Edmonton**

MLS® #E4430309

**\$749,800**

3 Bedroom, 2.50 Bathroom, 1,372 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Quality built BUGNALOW by Landmark Homes in Saxony Glen. A rare find in Southwest Edmonton! This home is practically like new & heavily upgraded. Wide lot creates a nice curb appeal & allows for a sunny den w/ oversized windows. Open concept living rm, dining rm & kitchen looks onto the park behind. Dream kitchen w/ so many upgrades: full height Gem Cabinetry, extended counters/cabinets, undermount lighting, stainless steel appliances (incl gas stove & wall oven) & garburator. 9' ceilings carry from the living space into the primary bedrm. Ensuite upgraded w/ ceiling height tile throughout, extra storage w/ vanity tower, large soaker tub plus sizeable closet! Main floor complete w/ pantry, 2pc washroom & mudroom/laundry w/ built-in storage! Downstairs is fully finished w/ wet bar, rec space (pool table can stay), second living area, 3pc bathroom & 2 large bedrooms w/ oversized windows. Backyard boasts massive deck & landscaping! Energy efficient home w/ high-velocity heating, hot H2O on demand, HRV & AC!



Built in 2022

### **Essential Information**

MLS® # E4430309

Price \$749,800

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,372
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3116 167 Street
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4R2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garburator, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two, Curtains and Blinds, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	GeorgeHLuck/JoanCarr
Middle	Riverbend/JoanCarr
High	Strathcona/FMMcCaffery

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	13
Zoning	Zone 56

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