

## \$575,000 - 1424 169 Street, Edmonton

MLS® #E4431090

**\$575,000**

4 Bedroom, 3.50 Bathroom, 1,884 sqft  
Single Family on 0.00 Acres

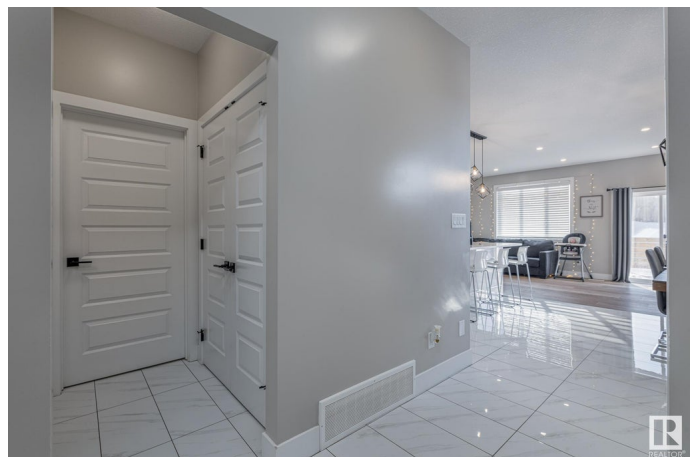
Glenriding Heights, Edmonton, AB

This spacious and fully upgraded duplex in Glenriding Heights was built in 2020 and offers incredible value with a LEGAL basement suite. Featuring 4 bedrooms and 3.5 bathrooms, it boasts 9 ft ceilings on both the main floor and in the suite. Enjoy luxury vinyl plank flooring, tile in high-traffic areas, upgraded lighting, and extra pot lights. The kitchen includes ceiling-height cabinets, a large island, black hardware, and premium appliances. Upstairs features 3 bedrooms, 2 full baths, laundry, and a main floor half bath. The 1 bed, 1 bath legal suite includes a private entry, full kitchen, in-suite laundry, and central A/C for comfort throughout the home. The exterior offers a deck, fenced and landscaped yard, double attached garage, and extra parking for 3 vehicles. Located near top-rated schools, parks, shopping, and premium golf courses. A fantastic opportunity in a highly desirable neighborhood!

Built in 2020

### Essential Information

MLS® #	E4431090
Price	\$575,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,884
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1424 169 Street
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3P7

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, HRV System, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher - Energy Star, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            April 16th, 2025

Days on Market      8

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 24th, 2025 at 2:17am MDT