

## \$499,900 - 1212 161 Street, Edmonton

MLS® #E4424274

### \$499,900

3 Bedroom, 2.50 Bathroom, 1,649 sqft  
Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Move in ready, beautifully maintained, Landmark built, 1645 sq ft, 3 bedrooms, 2 & 1/2 baths home in family friendly community of Glenridding Hieghts. Home is lovingly kept in excellent condition. Quality upgrades throughout including engineered hardwood floors on the main level. Cooks kitchen with gas stove, stainless steel appliances, corner pantry, spacious island with extra built in cabinets & granite counter tops. Upstairs features 3 spacious bedrooms including gorgeous primary retreat with walk in closet & 4 pc ensuite. Property is built to be energy efficient with triple pain windows, Nest thermostat, hot water on demand, HVR system & solar panel ready. Fully fenced & landscaped yard, spacious deck with gas hookup & oversized 24 x 22 garage. Truly a move in ready home for your enjoyment.

Built in 2014

### Essential Information

MLS® #	E4424274
Price	\$499,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,649



Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1212 161 Street
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2W6

### **Amenities**

Amenities	Hot Water Tankless, No Animal Home, No Smoking Home, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Margaret Anne Armour
Middle	Margaret Anne Armour
High	Lillian Osborne

### **Additional Information**

Date Listed            March 6th, 2025

Days on Market      7

Zoning                Zone 56

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