

Courtesy Of Fadi Georgi and Megan Benoit Of MaxWell Polaris

# \$504,888 - 3418 168 Street, Edmonton

MLS® #E4420346

**\$504,888**

3 Bedroom, 2.50 Bathroom, 1,581 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Beautiful half-duplex home in the Saxony Glen community, featuring an attached double garage and a separate side entrance. Step into a spacious foyer that flows into an open-concept design, showcasing a stylish kitchen with 39" light wood-tone cabinets, 3cm quartz countertops, modern finishes, and a \$3,000 appliance allowance for personalized choices. Upstairs, you'll find a convenient laundry area, a versatile flex space, a 4-piece main bath, and three bedrooms, including a primary suite with a walk-in closet and a luxurious 5-piece ensuite with double sinks. Front and back landscaping, as well as basement rough-ins, are included for seamless future development. Currently under construction, with a tentative completion in July. Photos are from a previous build; interior colors are representative.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4420346  |
| Price          | \$504,888 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,581     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2024          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3418 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 Attached     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                           |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 5th, 2025 |
| Days on Market | 84                 |

## Zoning

## Zone 56

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Listing information last updated on April 30th, 2025 at 2:32pm MDT