

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 April. 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	35

## Zoning

## Zone 56

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Listing information last updated on March 12th, 2025 at 2:32pm MDT