

## \$549,000 - 1603 165 St, Edmonton

MLS® #E4425993

**\$549,000**

3 Bedroom, 2.50 Bathroom, 1,762 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to this stunning home in community of Glenridding Ravine. Boasting plenty of amazing upgrades, this home is sure to impress. The upper level features a large bonus room, perfect for family gatherings or a dedicated play area. The primary bedroom offers a 5-piece ensuite, ensuring privacy and relaxation. Two additional bedrooms provide ample space for children or guests, complemented by a convenient 4-piece bath. The main floor is a testament to modern living. The open-concept design flows seamlessly into the bright and spacious living, dining and kitchen areas, all highlighted by luxury hardwood flooring throughout. This fully landscaped home features a low-maintenance front yard, a large maintenance-free deck with glass railings, attached double size garage, central air conditioning for year-round comfort and shed for extra storage. House perfectly set close to school, scenic parks, and shopping center, with easy access to the Anthony Henday

Built in 2014

### Essential Information

MLS® # E4425993

Price \$549,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,762                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1603 165 St         |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2Z7             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood, Vinyl          |
| Exterior Features | Fenced, No Back Lane |
| Roof              | Asphalt Shingles     |
| Construction      | Wood, Vinyl          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 16th, 2025

Days on Market                32

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 17th, 2025 at 7:47pm MDT