

Courtesy Of Megan Benoit and Fadi Georgi Of MaxWell Polaris

# \$469,888 - 3342 168 Street Sw Sw, Edmonton

MLS® #E4384540

**\$469,888**

3 Bedroom, 3.00 Bathroom, 1,457 sqft  
Single Family on 0.06 Acres

Glenriding Ravine, Edmonton, AB

This QUICK POSSESSION duplex is located in the sought after community of Saxony Glen with a builder measurement of 1457 sqft. The main floor boasts modern finished and open concept living. The kitchen has 3cm quartz countertops, modern full height backsplash and 42" height cabinets. Travelling upstairs you will find a flex space, upper floor laundry, three bedrooms including the master bedroom with a walk-in closet and 4-pc ensuite. This home features the perfect potential mortgage helper of a side door entrance, & legal suite rough-ins ready for future development and potential income. Rear garage pad included. Don't miss this opportunity! Home near end of construction. Front and back landscaping included, \$3,000 appliance to personalize your touch on appliances. Photos are of previous home, last two photos are a rendering of the homes interior colours.

Built in 2024

## Essential Information

MLS® #	E4384540
Price	\$469,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,457
Acres	0.06
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey

### Community Information

Address	3342 168 Street Sw Sw
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5M2

### Amenities

Amenities	Ceiling 9 ft.
Features	Ceiling 9 ft.
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior	Carpet, Vinyl Plank
Interior Features	See Remarks, Garage Control, Garage Opener
Heating	Forced Air-1
# of Stories	2
Has Basement	Yes
Basement	Unfinished, Full

### Exterior

Exterior	Vinyl
Exterior Features	Airport Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Construction	Wood Frame

### Additional Information

Date Listed	April 28th, 2024
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Listing information last updated on October 31st, 2024 at 5:46pm MDT