

## \$515,000 - 1715 167 Street, Edmonton

MLS® #E4432406

**\$515,000**

4 Bedroom, 3.50 Bathroom, 1,601 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to this stunning fully finished 2 storey home in desirable Glenridding height! This well-maintained original owner's home features 1,600 sqft, 3+1 bedrooms, 3.5 full baths, and a fully finished basement. Open concept floor plan with 9' ceiling & hardwood floors on main level & FRESH paint. Spacious foyer opens to a west facing large living room. Kitchen has loads of cupboard space, a large island, stainless steel appliance and spacious dining room. Upstairs has a large primary bedroom w/ vaulted ceiling, a W/I closet & 4 pc ensuite. TWO more good sized west facing bedrooms, a laundry room & 4 pc main bath. Fully finished basement has a large family room, a 4th bedroom and a 3 pc full bath. Fully landscaped & fenced backyard with a 12'X12' deck and 20'X20' double detached garage. Close to ponds, park/playground, shopping, and much more!

Built in 2015

### Essential Information

MLS® #	E4432406
Price	\$515,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,601
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1715 167 Street
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3C5

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows, HRV System
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

**School Information**

Elementary	Dr. Margaret-Ann Armour
Middle	Dr. Margaret-Ann Armour
High	Lillian Osborne School

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	37
Zoning	Zone 56

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Listing information last updated on May 31st, 2025 at 5:17pm MDT