

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 | 60 |

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 6th, 2025 at 3:02pm MDT