

## \$449,000 - 1205 162 Street, Edmonton

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MLS® #E4448997

### \$449,000

4 Bedroom, 3.50 Bathroom, 1,397 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Stunning 1397 sqft half-duplex in Glenridding Heights! NO CONDO FEES! This beautifully maintained home features 4 beds, 3.5 baths, FINISHED basement and AC! Enjoy a bright main floor with living room, modern white kitchen with stainless steel appliances, granite counters, and open dining space and half bath. Upper level has versatile BONUS area, laundry, master bedroom with 4pc ensuite and large walk-in closets and two additional bedrooms with 2nd full bath. The professionally finished basement adds a family room with bar, 4th bedroom, and 3rd full bath. Fenced yard w/ fruit-bearing plants (cherry, grape, blackberry) and detached double garage. Walking distance to schools, public transit, near Anthony Henday, shops & parks. Friendly neighbourhood! Come see your new home!



Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448997  |
| Price          | \$449,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,397     |

|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2013          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1205 162 Street     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2L1             |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 3                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                             |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 22nd, 2025 |
|-------------|-----------------|

Days on Market 10

Zoning Zone 56

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Listing information last updated on August 1st, 2025 at 9:17pm MDT