

## \$452,990 - 1416 169 Street, Edmonton

MLS® #E4450888

**\$452,990**

1 Bedroom, 2.50 Bathroom, 1,426 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

INVESTORS AND FIRST HOME OWNERS ALERT!! 3-bedroom/2.5-bathroom Half Duplex within the well-sought-after Glenridding Heights awaits you! Step into a bright and open-concept living space, filled with natural light designed with modern finishes and upgraded fixtures throughout. The stylish kitchen boasts upgraded stainless steel appliances, sleek cabinetry, and a spacious dining area – ideal for entertaining. A convenient half bath completes the main floor. The upper level offers a large primary bedroom with a 4-piece ensuite and a walk-in closet. Two additional bedrooms, another full bathroom, and the convenience of laundry on the upper level. Complete with an attached 2 car garage, landscaped yard, and close proximity to parks, schools, shopping and Anthony Henday. Prefect for first-time buyers or investors.

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450888  |
| Price      | \$452,990 |
| Bedrooms   | 1         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,426         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1416 169 Street     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3P7             |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Patio |
| Parking   | Double Garage Attached                                  |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                              |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stone, Vinyl                              |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 1st, 2025 |
|-------------|------------------|

Days on Market 3

Zoning Zone 56

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Listing information last updated on August 3rd, 2025 at 11:47pm MDT