

## \$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 | 84               |
| Zoning         | Zone 56          |

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Listing information last updated on July 17th, 2025 at 6:17am MDT