

## **\$525,000 - 1611 168 Street, Edmonton**

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MLS® #E4439319

**\$525,000**

3 Bedroom, 2.50 Bathroom, 1,656 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

This fully customized and extensively upgraded home, built by Crimson Cove stands out in every detail—from the wrapped foundation to the designer light fixtures. Nothing about this home is standard. The open-concept main floor showcases 5-inch brushed oak hardwood flooring, premium tile, upgraded cabinetry, and granite countertops throughout. A chef's dream kitchen features stainless steel appliances, modern plumbing fixtures, and a spacious butler's pantry for added convenience. The living room with a sleek wall-mounted fireplace and the dining area overlook a professionally landscaped backyard, complete with stamped concrete patio, concrete-edged garden beds, and a large deck with gas hookup—perfect for outdoor entertaining. Enjoy year-round comfort with central air conditioning already installed. Upstairs, the generous primary suite includes a luxurious ensuite with double sinks and a separate tiled shower. 2 additional BR. , a 4-pc bath, and a cozy bonus room complete the 2nd floor. Move-in READY!



Built in 2016

### **Essential Information**

MLS® #                      E4439319

Price                         \$525,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,656
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1611 168 Street
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3R7

### Amenities

Amenities	Ceiling 9 ft., No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Public Swimming Pool, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	18
Zoning	Zone 56

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