

## \$594,900 - 1627 161 Street, Edmonton

MLS® #E4446304

**\$594,900**

3 Bedroom, 2.50 Bathroom, 1,945 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Beautiful 1945 sq ft 2-storey 3 bedrom & 2.5 bathroom in Glenridding Heights with SEPARATE ENTRANCE and AIR CONDITIONER, Located on a quiet street just steps from a playground. Features include 9 ft ceilings, quartz countertops, upgraded flooring, and large windows that fill the home with natural light. Spacious main floor with open-concept living. Upstairs offers 3 large bedrooms, including a primary suite with walk-in closet and ensuite. A prime location near parks, ponds, Currents of Windermere shopping, and easy access to Anthony Henday. Walking Distance to Future Glenridding Height Elementary/Junior/High Schools! Move-in ready!

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446304  |
| Price          | \$594,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,945     |
| Acres          | 0.00      |
| Year Built     | 2017      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1627 161 Street     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3P4             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Detectors Smoke |
| Parking   | Double Garage Attached                          |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 56        |

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Listing information last updated on July 18th, 2025 at 6:02pm MDT