

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

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 | 5              |
| Zoning         | Zone 56        |

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Listing information last updated on June 3rd, 2025 at 3:32am MDT