

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

MLS® #E4450888

**\$452,990**

1 Bedroom, 2.50 Bathroom, 1,426 sqft

Single Family on 0.00 Acres

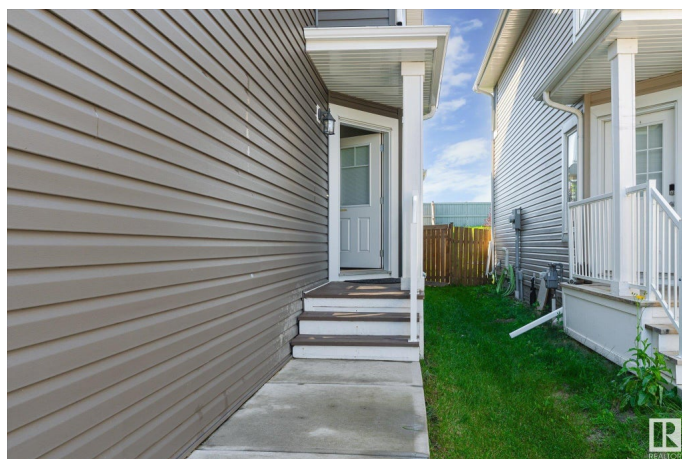
Glenridding Heights, Edmonton, AB

**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
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Days on Market 1

Zoning Zone 56

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Listing information last updated on August 2nd, 2025 at 4:47pm MDT