# \$709,900 - 3312 160 Street, Edmonton

MLS® #E4435137

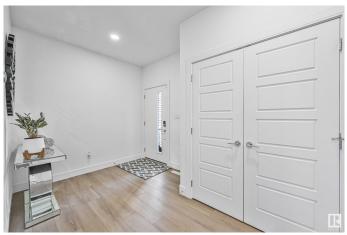
#### \$709,900

4 Bedroom, 3.50 Bathroom, 1,891 sqft Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

This modern home checks all the boxesâ€"style, function, and location. Step inside to a bright and open layout featuring a dramatic open-to-below design from the upper bonus room to the main living area. The chef's kitchen is complete with stainless steel appliances, a chimney-style hood fan, full tile backsplash, and a large dining area that flows into the cozy living room with a tile-surround electric fireplace. Upstairs offers a spacious bonus room overlooking the living space below, convenient upstairs laundry, 3 bedrooms including a luxurious primary suite with a five-piece ensuite including dual sinks, a soaker tub, and tiled walk-in shower. The fully finished basement extends your living space with a walk-up bar and sink, a fourth bedroom, a home office, and a full bathroomâ€"perfect for guests or a growing family. Other features include air conditioning, a large rear deck, and full landscaping front and back. Live in one of southwest Edmonton's most desirable neighbourhoods close to all amenities.







Built in 2022

### **Essential Information**

MLS® #	E4435137
Price	\$709,900
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,891
Acres	0.00
Year Built	2022
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## **Community Information**

Address	3312 160 Street
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5A1

## Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior	
	Walls- 2"x6", Front Porch, No Smoking Home, Vinyl Windows, Wet Bar	
Parking	Double Garage Attached	

## Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl	
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby	
Roof	Asphalt Shingles	
Construction	Wood, Stone, Vinyl	
Foundation	Concrete Perimeter	

#### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	26
Zoning	Zone 56

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 3rd, 2025 at 12:32pm MDT