

## \$599,000 - 1719 164 Street, Edmonton

MLS® #E4434279

**\$599,000**

3 Bedroom, 2.50 Bathroom, 1,981 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Gorgeous Home with AC & 220V EV charger in Glenridding Heights! Beautifully maintained nearly 2,000 sqft 2-storey home located on a quiet street in Glenridding Heights, featuring 9 ft ceilings, pot lights, maple hardwood flooring, and extra side windows for plenty of natural light. The open-concept main floor offers a cozy gas fireplace, a chefs kitchen with large island, SS appliances, quartz countertops, a walk-through pantry, a 2-pc bath and a mudroom. Upstairs includes a spacious bonus room, laundry, and 3 bedrooms, including a primary suite with a large walk-in closet and 5-piece ensuite. Fully fenced and landscaped backyard. Additional highlights include air conditioning, 220V EV charger, quartz countertops throughout, custom curtains a Tes and fully landscaped! 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 2016

### Essential Information

MLS® # E4434279

Price \$599,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,981                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1719 164 Street     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3P6             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Smart/Program. Thermostat, See Remarks |
| 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, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 45            |
| Zoning         | Zone 56       |

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Listing information last updated on June 16th, 2025 at 10:02pm MDT