

Courtesy Of Yad Dhillon Of Nationwide Realty Corp

## \$779,900 - 3304 169 Street, Edmonton

MLS® #E4463749

**\$779,900**

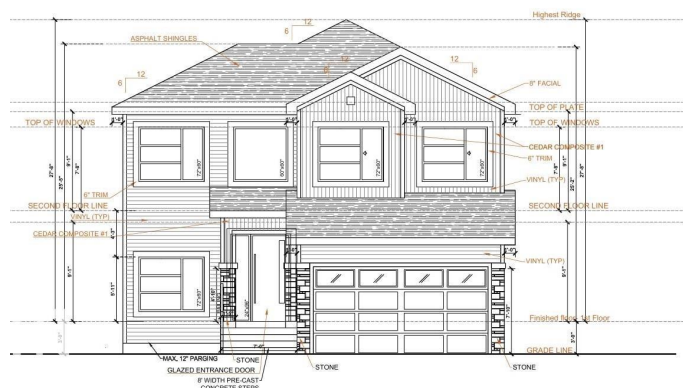
4 Bedroom, 3.00 Bathroom, 2,310 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

**\*\*SOUTH EDMONTON\*\* BIG PIE SHAPE  
LOT\*\*SPICE KITCHEN\*\*REGULAR**

**LOT\*\*Masterfully blends classic Craftsman charm with modern living. The elegant exterior boasts a captivating mix of stone and cedar composite siding, a glazed entrance door, and a welcoming pre-cast concrete stoop, creating incredible curb appeal. Step inside to a thoughtfully designed layout featuring 1,161 sq.ft. on the main level and 1,114 sq.ft. upstairs. The second floor is a private retreat, hosting a spacious master suite with a walk-in closet and ensuite, two additional bedrooms, a versatile bonus room, and a convenient laundry area. Highlights include a relaxing soaker tub, an electric fireplace, and ample storage throughout. Built with both style and safety as a priority, this move-in-ready home is perfect for entertaining and comfortable family life. It's a perfect blend of elegance, function, and modern convenience. Your dream home awaits!\*\*PHOTOS ARE REPRESENTATIVE\*\***



Built in 2025

### Essential Information

MLS® # E4463749

Price \$779,900

Bedrooms 4

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,310                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3304 169 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5R 2X1            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft., Deck    |
| Parking   | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | None                      |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

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

**Additional Information**

Date Listed           October 28th, 2025  
Days on Market     19  
Zoning                Zone 56

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Listing information last updated on November 16th, 2025 at 9:17am MST