

Courtesy Of Francis Fan Of MaxWell Polaris

## \$688,000 - 1416 161 Street, Edmonton

---

MLS® #E4451398

**\$688,000**

3 Bedroom, 2.50 Bathroom, 2,272 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Backing onto a vast beautiful park with playground is this 2272 sq ft former Showhome in the sought after neighborhood of Glenridding. Watch your children play & grow here! Excellent curb appeal w/lots of exquisite finishings & showhome upgrades. Contemporary open plan & neutral colors. Generous humongous windows throughout. Main floor boasts an inviting foyer w/bench by a side window. Semi private office w/window. Stunning kitchen is a chef's delight with numerous cabinets & drawers. Huge island & high end appliances. Bright & cheery dining area has 3 glass panel patio doors to the deck & an expansive patio. Sun drenched living room has a brick feature wall gas fireplace & built-ins on both sides. Laundry room has loads of cupboards & shelves. Conveniently located powder room. Upstairs features an entertaining sized bonus room that overlooks the serene greenfield. King sized master retreat has vaulted ceiling, walk-in closet & an oasis like spa en-suite. Two more spacious bedrooms & main bath. Its a 10!

Built in 2016

### Essential Information

MLS® # E4451398

Price \$688,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,272                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1416 161 Street     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3P4             |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                  |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Washer, Window Coverings, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas                                                                                                                              |
| Stories           | 2                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                       |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, No Back Lane, |

Playground Nearby, Public Transportation, Shopping Nearby

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 17               |
| 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 August 22nd, 2025 at 10:02pm MDT