

## \$524,900 - 1214 163 Street, Edmonton

MLS® #E4447748

**\$524,900**

4 Bedroom, 2.50 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Beautiful duplex in Glenridding Heights offering over 2,300 sqft of total living space. The main floor features a bedroom, 9 ft ceilings, a cozy fireplace, and a stylish kitchen with full-height cabinets, plus cabinetry in the washroom. Upstairs includes laundry, three spacious bedrooms, and a luxurious ensuite with a double sink vanity and premium shower system. The basement is developed with 9 ft ceilings, as a large open living space. Enjoy beautiful landscaping with blooming flowers, trees, and shrubs, plus a double detached garage. Close to Currents of Windermere, Schools, parks, transit, and amenities.

Built in 2018

### Essential Information

MLS® #	E4447748
Price	\$524,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex



Style	2 Storey
Status	Active

### Community Information

Address	1214 163 Street
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3K4

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Dr. Margaret-Ann Armour
Middle	Dr. Margaret-Ann Armour

High Lillian Osborne

### **Additional Information**

Date Listed July 15th, 2025

Days on Market 9

Zoning Zone 56

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