

## \$729,999 - 1736 162 Street, Edmonton

MLS® #E4445239

**\$729,999**

3 Bedroom, 2.50 Bathroom, 2,358 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Welcome to this beautifully designed 2-storey home in the desirable community of Glenridding. Offering 2,358 sqft of stylish, open-concept living space, this 3-bedroom, 2.5-bathroom property is perfect for families or anyone seeking a blend of comfort and contemporary design. Step inside to discover a bright and airy main floor, flooded with natural light and centered around a spacious island kitchen with an eating bar—ideal for casual dining or entertaining. The living room features a cozy gas fireplace, perfect for relaxing evenings. Upstairs, retreat to your spa-like primary ensuite, designed with luxury and relaxation in mind. The additional bedrooms are generously sized, and the layout offers both functionality and flow. A huge bonus room and laundry room complete this level. Enjoy summer days on your brand new composite deck, located on a pie-shaped lot that backs onto a serene walking path. Bonus features include central air conditioning and stylish modern finishes throughout.

Built in 2017

### Essential Information

MLS® # E4445239

Price \$729,999

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,358                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1736 162 Street     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3E8             |

### Amenities

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                    |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                    |
| Fireplaces        | Mantel                                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                                                       |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                             |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 56        |

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Listing information last updated on August 5th, 2025 at 7:17pm MDT