

## \$677,700 - 3312 160 Street, Edmonton

MLS® #E4435137

**\$677,700**

4 Bedroom, 3.50 Bathroom, 1,891 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

This modern home checks all the boxes—style, function, and location. Step inside to a bright and open layout featuring a dramatic open-to-below design from the upper bonus room to the main living area. The chef's kitchen is complete with stainless steel appliances, a chimney-style hood fan, full tile backsplash, and a large dining area that flows into the cozy living room with a tile-surround electric fireplace. Upstairs offers a spacious bonus room overlooking the living space below, convenient upstairs laundry, 3 bedrooms including a luxurious primary suite with a five-piece ensuite including dual sinks, a soaker tub, and tiled walk-in shower. The fully finished basement extends your living space with a walk-up bar and sink, a fourth bedroom, a home office, and a full bathroom—perfect for guests or a growing family. Other features include air conditioning, a large rear deck, and full landscaping front and back. Live in one of southwest Edmonton's most desirable neighbourhoods close to all amenities.

Built in 2022

### Essential Information

MLS® # E4435137

Price \$677,700

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,891                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3312 160 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5A1            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Vinyl Windows, Wet Bar |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 43            |
| 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 June 20th, 2025 at 7:02pm MDT