

## \$534,900 - 1931 160 Street, Edmonton

MLS® #E4454239

**\$534,900**

3 Bedroom, 2.50 Bathroom, 1,730 sqft

Single Family on 0.00 Acres

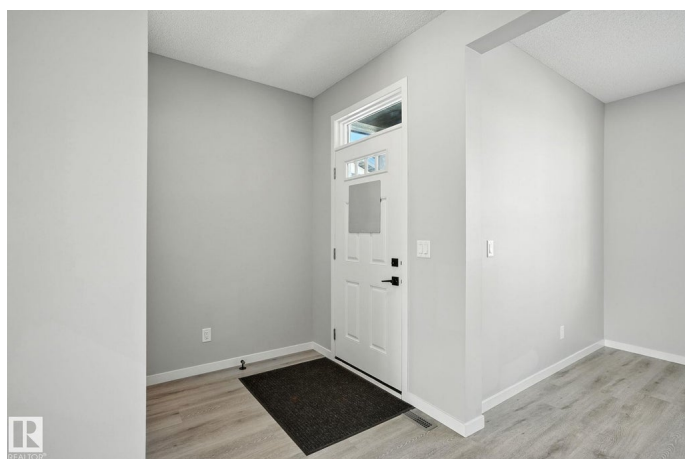
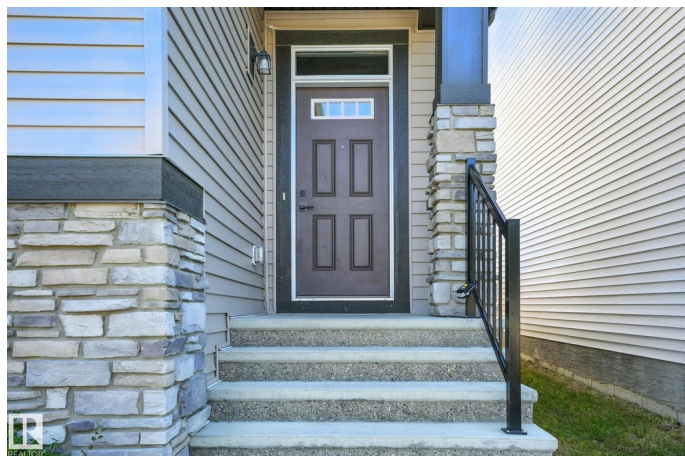
Glenridding Ravine, Edmonton, AB

Welcome to this beautifully designed 1,730 sq. ft. 2-storey in Glenridding Ravine, built in 2022 and complete with a double detached garage. This modern home features 3 bedrooms, 2.5 baths, and stylish finishes throughout. The main floor includes a versatile den that can be used as a bedroom or office, along with a convenient back entry complete with bench and hooks for added functionality. Upstairs, youâ€™ll find a bonus room â€“ perfect for a family room, playroom, or media space, â€“ plus the convenience of second-level laundry. Designed with a separate side entrance, second furnace, and rough-in for a secondary suite, this home is set up for income potential, making it an excellent choice for first-time buyers or savvy investors. Ideally located near shopping, schools, parks, and the bus system, this property truly combines comfort, opportunity, and lifestyle.

Built in 2022

### Essential Information

MLS® #	E4454239
Price	\$534,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,730
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1931 160 Street
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4X6

### Amenities

Amenities	Vinyl Windows, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 21st, 2025

Days on Market 2

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 23rd, 2025 at 2:32pm MDT