

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

MLS® #E4456435

### \$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, you'll find a bonus room – perfect for a family room, playroom, or media space, – 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® #     | E4456435  |
| 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 September 5th, 2025

Days on Market 17

Zoning Zone 56

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