

## \$494,990 - 1210 163 Street, Edmonton

MLS® #E4439253

**\$494,990**

4 Bedroom, 2.50 Bathroom, 1,740 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Step into this spacious 2-storey half duplex that offers the feel of a single-family home, with 1,740 sqft space, 4 bedrooms, and 2.5 bathrooms—plenty of room for the whole family! The main floor showcases elegant 24"x24" tile flooring throughout, with the 4th main-floor bedroom enhanced by warm hardwood flooring—ideal for guests, a home office, or playroom. Upstairs, the large primary suite includes a walk-in closet and a luxurious 5-piece ensuite featuring double sinks and a stunning spa-style shower system—it's like having your own private retreat. Two additional bedrooms, a full bathroom, and a convenient upstairs laundry room complete the upper level. Additional highlights include a separate entry to a partly finished basement, rear deck, and double detached garage. Perfectly located just steps from a K-9 school, nearby shopping, and just a block from an all-seasons park with a toboggan hill, playground, and sports fields—this home offers the perfect blend of comfort, style, and convenience.

Built in 2017

### Essential Information

MLS® # E4439253

Price \$494,990

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,740
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1210 163 Street
Area	Edmonton
Subdivision	Glenridding Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3K4

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Remote Control, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Golf Nearby, Playground Nearby, Public

	Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	18
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 16th, 2025 at 9:32am MDT