

Courtesy Of Manmeet Bath Of MaxWell Polaris

## \$999,000 - 2031 165 Street, Edmonton

MLS® #E4417725

**\$999,000**

6 Bedroom, 4.00 Bathroom, 2,855 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

AWARD WINNING Gratitude SHOWHOME in the community of Glenridding Parkside! We enter a visually pleasing MUDROOM, which opens into an inviting living area with a herring bone pattern floor & an open riser staircase. From there, we are led to a spacious GREAT ROOM, which has large windows, an electric fireplace feature wall that creates a cozy living space. Other features include a full bath & bed on main floor, waterfall island with quartz countertop, roomy dining area, exquisite spice kitchen, Designer EXTENDED Kitchen with glass cabinetry, channel lighting and a lot more. Upstairs is a Grand Master Suite, additional 2 beds & a bath, bonus room, office space & laundry. Upgraded plumbing and lighting fixtures. AC, security cameras, blinds and a lot of other upgrades. Two bedrooms, a full bath, a rec area with a home theatre is included in the basement. This property comes with a vinyl deck, landscaping & no immediate Neighbours on the back. Close to all major amenities. Another Hendey is easily accessible!

Built in 2023

### Essential Information

MLS® # E4417725

Price \$999,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,855                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2031 165 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5K1            |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Bar, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, See Remarks, HRV System |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Projector |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Golf Nearby, Landscaped, Schools, See Remarks, Partially Fenced |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | January 11th, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 83 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 56 |
|--------|---------|

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Listing information last updated on April 4th, 2025 at 7:17am MDT