

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	86
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 April 7th, 2025 at 5:32pm MDT