

## \$524,900 - 1214 163 Street, Edmonton

MLS® #E4447748

**\$524,900**

4 Bedroom, 2.50 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Beautiful duplex in Glenridding Heights offering over 2,300 sqft of total living space. The main floor features a bedroom, 9 ft ceilings, a cozy fireplace, and a stylish kitchen with full-height cabinets, plus cabinetry in the washroom. Upstairs includes laundry, three spacious bedrooms, and a luxurious ensuite with a double sink vanity and premium shower system. The basement is developed with 9 ft ceilings, as a large open living space. Enjoy beautiful landscaping with blooming flowers, trees, and shrubs, plus a double detached garage. Close to Currents of Windermere, Schools, parks, transit, and amenities.

Built in 2018

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4447748      |
| Price          | \$524,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,625         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1214 163 Street     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 3K4             |

### Amenities

|           |                                                                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                                                                        |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Stories           | 3                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Finished                                                                                                                    |

### Exterior

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                     |
| Exterior Features | Airport Nearby, Back Lane, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                                                              |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
| Middle     | Dr. Margaret-Ann Armour |

High Lillian Osborne

**Additional Information**

Date Listed July 15th, 2025  
Days on Market 2  
Zoning Zone 56

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