

## \$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.

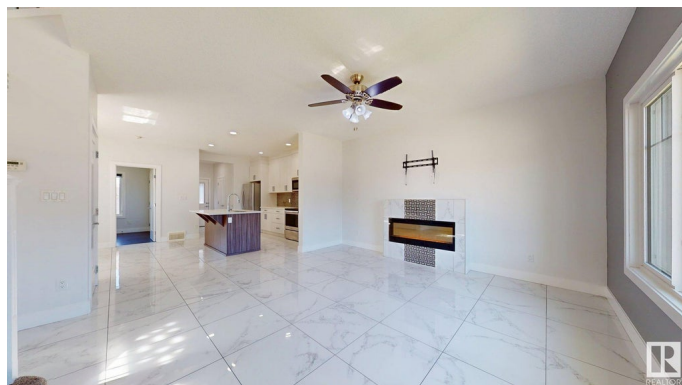
Built in 2017

### 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 | 19             |
| Zoning         | Zone 56        |

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Listing information last updated on June 17th, 2025 at 9:17am MDT