

## **\$600,000 - 1104 161 Street, Edmonton**

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MLS® #E4459536

**\$600,000**

5 Bedroom, 3.50 Bathroom, 1,742 sqft

Single Family on 0.00 Acres

Glenridding Heights, Edmonton, AB

Perfect for families or investors - enjoy the perks of cashflow or use as mortgage helper! This 2 story 1740 sq ft home the highly desirable GLENRIDDING HEIGHTS has a 2 BEDROOM LEGAL suite and a TRIPLE CAR GARAGE on a huge PIE LOT! Freshly painted and new lighting throughout, the living room & dining area will greet you as you enter. Leading to the kitchen with a nice view of the massive back yard. The back yard is actually 2 YARDS as the Upper Suite has a large fenced yard but the legal suite also gets its own fenced yard too! The 2nd floor has includes a nice bonus area to watch tv or use as an office, primary bedroom with walk in closet and 4pc ensuite! 2 other bedrooms complete the upper portion of the home! The suite has IN-FLOOR HEATING which helps ensure your tenant is always comfortable! Open concept living area with a nice sized primary bedroom, & kitchen with island. Space for more parking next to the garage! Close proximity to the Currents of Windermere, Anthony Henday, and plenty of Schools!

Built in 2014

### **Essential Information**

MLS® # E4459536

Price \$600,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,742                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1104 161 Street     |
| Area        | Edmonton            |
| Subdivision | Glenridding Heights |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2H6             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Triple Garage Detached |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                      |
| Stories           | 3                                                                                                                                              |
| Has Suite         | Yes                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                 |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |

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

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
| Middle     | Dr. Margaret-Ann Armour |
| High       | Lillian Osborne School  |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 28                   |
| Zoning         | Zone 56              |

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Listing information last updated on October 22nd, 2025 at 12:32am MDT