



## 1316 162 Street Edmonton AB

\$409,800

First time buyer or investor ALERT! Half duplex home in highly desirable Glenriding Heights! Built by Landmark Homes, this home boasts an open concept main floor plan w/ vinyl planking. The living room is cozy with a large window overlooking the private backyard w/ access to your deck. The kitchen features stainless steel appliances, a large island w/ eating bar & corner pantry. Upstairs find three well-sized bedrooms. The spacious primary bedroom has south exposure, a 3 pc ensuite w/ an oversized shower & a walk-in closet. A 4 pc main bath, laundry & 2 other bedrooms complete this level. The basement has plumbing rough-ins & awaits development. Features incl fresh paint, prof cleaned, energy efficient mechanical (tankless water heater, high velocity furnace & HVR for a lower utility bill), single attached garage, fully landscaped & large fenced lot. Super convenient location close to Currents at Windermere & Anthony Henday. Walking distance to parks & walking paths through the neighborhood.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

alangee@remax.net  
<http://www.alangee.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)