

## **\$499,999 - 2008 159 Street, Edmonton**

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MLS® #E4429171

**\$499,999**

3 Bedroom, 2.50 Bathroom, 1,469 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to your dream home in the beautiful community of Glenridding Ravine in southwest Edmonton! This stunning 3-bedroom, 2-storey home, built in 2022, offers modern living with thoughtful upgrades throughout. The open-concept main floor features a gorgeous kitchen that flows seamlessly into the cozy living room complete with a fireplace. Upstairs, youâ€™ll find a spacious primary bedroom with a luxurious ensuite boasting a custom toilet and shower, plus a generous walk-in closet. Two additional bedrooms and convenient upstairs laundry add to the homeâ€™s practicality. The unfinished basement is ready for your personal touch. Bonus features: Bluetooth automatic blinds on the main floor, direct ethernet connections in every bedroom, hidden TV wiring in the living room, a Lifebreath air system and appliances and furnace still under warranty. The fully fenced yard and double detached garage complete the package, with a backyard space waiting for your creative vision. This home truly checks all the boxes!!

Built in 2022

### **Essential Information**

MLS® #                    E4429171

Price                      \$499,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,469                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2008 159 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4X7            |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., |
| Parking   | Double Garage Detached          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher, Electric Range, Gas Oven-Microwave, Refrigerator, Stove, TV, TV Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Vinyl                  |
| Exterior Features | Back Lane, Fenced, Flat Site |
| Roof              | Asphalt Shingles             |



|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 56         |

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