

Courtesy Of Fedilyne M Evangelista Of Rite Realty

## \$610,000 - 2345 158a Street, Edmonton

MLS® #E4421782

**\$610,000**

3 Bedroom, 2.50 Bathroom, 1,862 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to your dream home! This beautifully crafted, brand-new residence built by CITY HOMES offers a perfect blend of modern luxury design, comfort, and functionality. Step inside to discover an open-concept layout with abundant natural light, high ceilings, and premium finishes throughout. The gourmet kitchen features sleek quartz countertops, gas stove, custom cabinetry, stainless steel appliances, with upgraded double door fridge and a spacious island—perfect for entertaining. The primary suite boasts large window massive space, with a dual vanity and quartz countertops, and walk-in closet. Enjoy outdoor living with a beautifully landscaped yard design for low maintenance, while enjoy an all year custom exterior light throughout. Additional highlights include a two-car garage, energy-efficient systems, and smart home technology. Located in a prime neighborhood with easy access to schools, parks, walking trail, shopping, and dining, this home offers the perfect balance of luxury and convenience.

Built in 2023

### Essential Information

MLS® # E4421782

Price \$610,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,862
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2345 158a Street
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5K4

### **Amenities**

Amenities	Ceiling 9 ft., No Animal Home, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Stove-Countertop Gas, Washer - Energy Star, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 15th, 2025  
Days on Market 49  
Zoning Zone 56

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Listing information last updated on April 5th, 2025 at 9:02am MDT