

Courtesy Of Kristie A Basaraba Of Century 21 Leading

## **\$979,900 - 1607 157 Street, Edmonton**

MLS® #E4425914

**\$979,900**

3 Bedroom, 2.50 Bathroom, 2,620 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

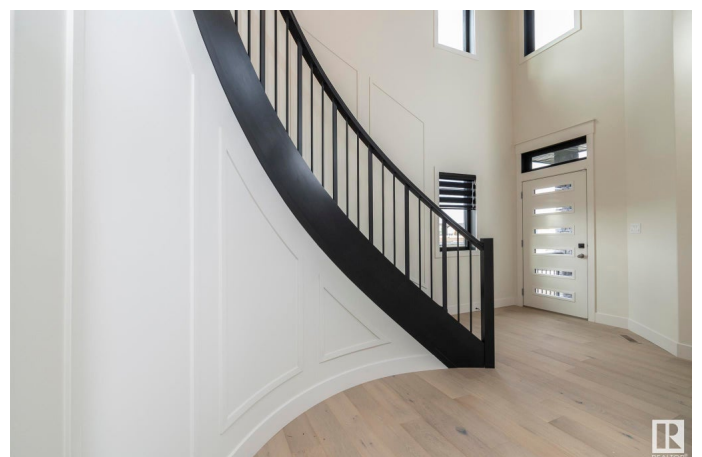
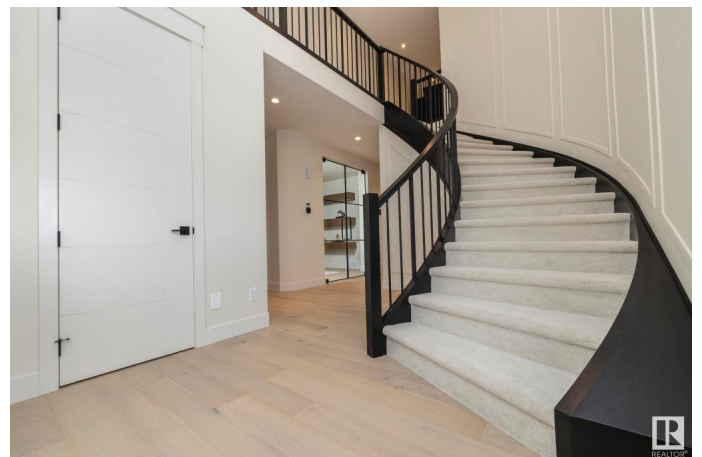
Welcome to Montorio Homes most upgraded and elegant SHOWHOME which backs onto a large open GREENSPACE. This has has HIGH-END FINISHES throughout. From the moment you walk-in, you are greeted by the grand curved staircase leading to an office/den with custom glass doors. Large mudroom complete w/custom cabinets, a chef's dream kitchen, large island, upgraded quartz counter top/backsplash complete with upgraded appliances. A 4-sided 2 story (18 ft) FP wall w/ 2-sided gas f/p on main floor, spacious dining area and bar. Upper floor master features 9' Ceilings w/decorative beams and a spa-like ensuite w/ custom enclosed cabinets, walk in closet connecting to laundry room for more convenience. Two more spacious bedrooms, bonus room. Includes A/C, finished garage with Heater and A/C unit. Fully Landscaped with Large Deck, Built-In Sound System. Glenridding Ravine is Community with everything in one place, nature, convenience, schools, and recreation and a clear vision to create a fulfilling experience for all.

Built in 2021

### **Essential Information**

MLS® # E4425914

Price \$979,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,620
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1607 157 Street
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4J8

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, Vacuum System-Roughed-In, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 14th, 2025

Days on Market 29

Zoning Zone 56

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 12th, 2025 at 11:32am MDT