

## **\$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/Oven-Microwave, Refrigerator, Stove, TV, Wall Mount 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	30
Zoning	Zone 56

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