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

MLS® #E4425914

#### \$979,900

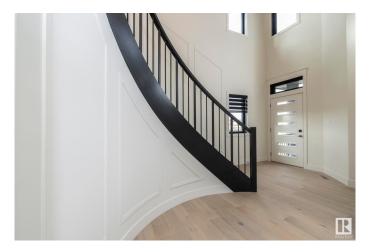
3 Bedroom, 2.50 Bathroom, 2,620 sqft Single Family on 0.00 Acres

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 FINESHES 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                   |
| Туре           | 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

#### Interior

| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener,<br>Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings,<br>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 | 47               |
| Zoning         | Zone 56          |

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Listing information last updated on April 30th, 2025 at 3:47pm MDT