

# \$599,900 - 2023 157 Street, Edmonton

MLS® #E4429767

**\$599,900**

4 Bedroom, 3.00 Bathroom, 2,275 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

This 2022 built 2 storey located in the Glenridding Ravine of Southwest Edmonton, offers 2274 Sqft of living space perfect for the growing family and TOP designated schools for K12! Features of this amazing property includes: 4 bedrooms total (3 upstairs and 1 on main floor) and 3 full bathrooms (2 upstairs and 1 on main floor), huge pie-shaped lot, and second floor laundry. The main floor living room is complete with large windows and 9' ceiling that allow plenty of natural light through-out. Open concept kitchen boasts quartz counters, s.s appliances, corner pantry and plenty of cupboard space. As you head upstairs you will discover a beautiful primary bedroom that comes equipped with a 4 pc spa-like ensuite and large WIC! This level is compete with an additional 2 bedrooms, bonus room and upstairs laundry for your convenience. The basement of the home is unfinished and awaits your personal touch. Steps to pond & ravine, close to school and shopping.



2023 157 St SW, Edmonton, AB

Main Floor Exterior Area 1046.51 sq ft  
Interior Area 973.00 sq ft  
Excluded Area 428.21 sq ft



Built in 2022

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4429767  |
| Price    | \$599,900 |
| Bedrooms | 4         |

0 5 10 ft

PREPARED: 20240420

While regions are excluded from total floor area in IGUDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,275                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2023 157 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5E3            |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke |
| Parking   | Double Garage Attached         |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed April 8th, 2025

Days on Market 13

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 20th, 2025 at 10:32pm MDT