

Courtesy Of Christina A Reid Of Century 21 Leading

## \$605,500 - 2321 158a Street, Edmonton

MLS® #E4427730

### \$605,500

3 Bedroom, 2.50 Bathroom, 1,741 sqft  
Single Family on 0.00 Acres

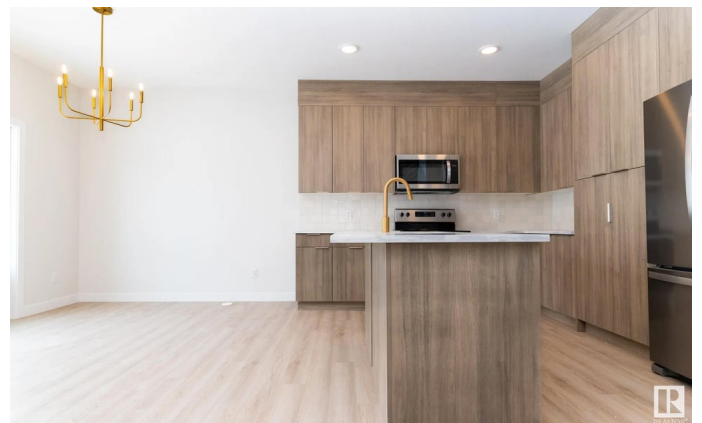
Glenridding Ravine, Edmonton, AB

Welcome to the Himalayan Fir™ a home that's perfect for families seeking a blend of comfort and style. With 3 spacious bedrooms and 2.5 modern bathrooms, there's plenty of room for everyone to relax and unwind. Step inside to discover an airy, open-concept layout that flows effortlessly from room to room, creating a welcoming atmosphere for both everyday living and entertaining. The kitchen, designed with family gatherings in mind, boasts ample counter space and a cozy dining area. Upstairs, you'll find the perfect retreat in the primary suite, complete with a luxurious ensuite and generous closet space. The additional bedrooms are ideal for kids, guests, or a home office. Side entry gives future basement suite potential.

Built in 2024

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427730  |
| Price          | \$605,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,741     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 2321 158a Street   |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4L1            |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, HRV System |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Prefab, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Prefab, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                |
|------------|----------------|
| Elementary | GEORGE H. LUCK |
| Middle     | RIVERBEND      |
| High       | STRATHCONA     |

### **Additional Information**

Date Listed            March 27th, 2025

Days on Market      6

Zoning                Zone 56

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Listing information last updated on April 2nd, 2025 at 5:17pm MDT