

## **\$919,900 - 1607 157 Street, Edmonton**

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MLS® #E4444171

**\$919,900**

3 Bedroom, 2.50 Bathroom, 2,623 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 primary 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® #                      E4444171

Price                         \$919,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,623                  |
| 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    | June 24th, 2025 |
| Days on Market | 79              |
| Zoning         | Zone 56         |

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Listing information last updated on September 11th, 2025 at 2:02pm MDT