

Courtesy Of David Lofthaug Of Bode

# \$649,900 - 2347 159 Street, Edmonton

MLS® #E4464962

## \$649,900

3 Bedroom, 2.50 Bathroom, 2,505 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to the Fam Gen 24 by Cantiro Homes! Located in the family friendly community of Glenridding Ravine, this stunning 2458 sq ft home is thoughtfully designed for growing families. Featuring 3 spacious bedrooms, 2.5 baths, upstairs laundry, expansive primary with ensuite, and double doors for a private retreat. The main level is open concept, perfect for hosting 12 or more and a gourmet kitchen ideal for cooking together. This home beautifully balances style, comfort, and functionality in one of the southwest's most desirable areas. Additional features: glass railing and wall feature, electric fireplace, Midsummer interior w/gold finishes, Prairie elevation, 2 ft wider garage, 5 min from Currents of Windermere.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464962  |
| Price          | \$649,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,505     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2347 159 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5K5            |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                            |
| Parking        | Double Garage Attached                       |

### Interior

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

### Exterior

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

### Additional Information

Date Listed November 6th, 2025

Days on Market 3

Zoning Zone 56

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Listing information last updated on November 9th, 2025 at 3:02am MST