

Courtesy Of Kristie A Basaraba Of Century 21 Leading

## **\$699,900 - 1603 157 Street, Edmonton**

MLS® #E4463573

**\$699,900**

4 Bedroom, 3.00 Bathroom, 2,206 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

BRAND NEW HOME, 4 BEDROOMS, 3 FULL BATHROOMS, BACKING LARGE GREENSPACE, Built by Award Winning Builder Montorio Homes, the Salerno is a Classic Beauty Mixed with many Modern Details Featuring 18' Feet OPEN TO BELOW in the Great Room c/w Electric F/P with Mantel and Detail. The Floorplan is Ideal for Families Looking for Functional Living Spaces this home offers Bedroom/Full Bathroom on Main Floor, Mudroom and Walk-through Pantry. The Designer Kitchen has Plenty of Counterspace for Entertaining and Meal Preparation, an Abundance of Natural Light. Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Upgraded Finishing Package, Soft Close Cabinets, Quartz Countertops with Undermount Sinks, Railing with Metal Spindles, Smart Home Security and SEPERATE ENTRANCE to Basement for Future Rental Income. Situated in the desirable community of Glenridding Ravine, South West Edmonton, A Community with Everything in One Place, Nature, Convenience, Schools Parks and all Amenities with easy access to Anthony Henday.

Built in 2025

### **Essential Information**

MLS® # E4463573

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,206                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1603 157 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 4J8            |

### Amenities

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

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | ensuite bathroom                               |
| Appliances        | Alarm/Security System, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas                      |
| Fireplace         | Yes                                            |
| Fireplaces        | Insert                                         |
| Stories           | 2                                              |
| Has Basement      | Yes                                            |
| Basement          | Full, Unfinished                               |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Flat Site, Golf Nearby, Level Land, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 26th, 2025 |
| Days on Market | 14                 |
| Zoning         | Zone 56            |

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Listing information last updated on November 8th, 2025 at 10:02pm MST