

## **\$809,900 - 3204 158 Street, Edmonton**

MLS® #E4446193

**\$809,900**

6 Bedroom, 4.00 Bathroom, 2,392 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

LEGAL 2 BR BASEMENT SUITE || CORNER LOT || Over 3000sqft of Living Space|| Tons of WINDOWS || PREMIUM FINISHES || LUXURY Feels all around house|| Main floor Features OPEN TO ABOVE living area, dining nook with beautiful backyard views, and a CHEFâ€™S KITCHEN with stainless steel appliances & centre island. Includes a HUGE WALK-IN PANTRY with access to mudroom & laundry. Main floor also offers a BEDROOM & FULL BATHROOM. Elegant glass railing leads to the second floor. Step out onto the HUGE DECK overlooking the MASSIVE BACKYARD. STATE-OF-THE-ART BONUS ROOM with TONS OF WINDOWS, indent ceilingâ€™perfect as a theatre room. PRIMARY BR includes a LUXURIOUS 5PC ENSUITE, WALK-IN CLOSET, BALCONY & INDENT CEILING. Bedrooms 2 & 3 have their own closets. Common full bath & linen closet complete this level. LEGAL BASEMENT SUITE with SEPARATE ENTRANCE features 2 BR, kitchen, living area, full bathroom & SEPARATE LAUNDRY. EXTRA rental income from Day 1. Unbeatable location close to trails, parks, schools & all amenities.

Built in 2022

### **Essential Information**

MLS® #

E4446193



|                |                        |
|----------------|------------------------|
| Price          | \$809,900              |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,392                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3204 158 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5C9            |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Gas, Stove-Electric, Washer, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

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

|                   |   |
|-------------------|---|
| Exterior Features | Airport Nearby, Fenced, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 56        |

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Listing information last updated on July 15th, 2025 at 3:17am MDT