

## **\$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
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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	1
Zoning	Zone 56

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Listing information last updated on July 7th, 2025 at 5:32am MDT