

## \$639,800 - 2319 159 Street, Edmonton

MLS® #E4449191

**\$639,800**

3 Bedroom, 2.50 Bathroom, 1,868 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to the Family Thrive 24 by award-winning Cantiro Homes—a haven designed for the modern family's journey. Ideal for those who value growth, connection, and functionality, this home offers abundant space for teens to blossom while providing parents with comfort and practicality. The main floor boasts a cohesive open-concept kitchen, living, and dining area, complete with a walk-through pantry—perfect for meal prep or teaching cooking essentials. Upstairs, you'll find expansive secondary bedrooms with walk-in closets, a well-appointed laundry room, and a spacious family room ideal for teen hangouts or cozy family movie nights. Every detail of this home supports your evolving lifestyle, creating cherished moments in a space that grows with your family. Additional features include a 9"™ foundation, Prairie elevation, electric fireplace, Birch colorboard, glass railing, main floor den, and side entry. Photos are for representation only. Colours and finishes may vary.

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4449191  |
| Price    | \$639,800 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,868                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2319 159 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5K5            |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                           |

### Interior

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

### Exterior

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

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Margaret-Ann Armour |
| Middle     | Joan Carr Catholic      |
| High       | Lillian Osborne High    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 56         |



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Listing information last updated on August 3rd, 2025 at 12:02pm MDT