

## \$649,888 - 2331 159 Street, Edmonton

MLS® #E4436448

**\$649,888**

3 Bedroom, 2.50 Bathroom, 2,051 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to the Sicily by City Homes Master Builder – a beautifully crafted 2051 sq ft home that blends luxurious comfort with everyday functionality. This impressive 3 Bed + 2.5 bath home features a main floor den, ideal for your home office or creative studio, and a spacious walk-in pantry that keeps your kitchen organized and clutter-free. The open-concept main floor is perfect for entertaining, with seamless flow from the chef-inspired kitchen to the dining and living spaces. Upstairs, you'll find a central bonus room, offering the perfect retreat for movie nights, a kids'™ play zone, or a second living space. The primary suite is a serene escape with a large walk-in closet and a private ensuite. Two additional bedrooms and a full bath complete the upper level, making this home ideal for growing families. Located in the vibrant community of Glenridding, surrounded by parks, trails, and top amenities, this home delivers style, space, and substance. Photos taken from similar model. Verify with builder.

Built in 2025

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4436448  |
| Price  | \$649,888 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,051                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2331 159 Street    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5K5            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

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

**Additional Information**

Date Listed            May 14th, 2025  
Days on Market      57  
Zoning                Zone 56

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