

## \$469,900 - 239 157 Avenue, Edmonton

MLS® #E4463954

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,694 sqft

Single Family on 0.00 Acres

Quarry Ridge, Edmonton, AB

Discover life in Quarry Vista, a vibrant and growing community celebrated for its family-friendly atmosphere, nearby schools, parks, and everyday conveniences. The Dover-Z offers the perfect blend of comfort, style, and modern design across approx. 1,694 sq ft. Step inside to an inviting open-concept main floor that seamlessly connects the kitchen, dining, and living areas — complemented by a versatile den perfect for work or play. Large windows flood the home with natural light, enhancing the warmth of the elegant laminate and vinyl flooring. Upstairs, enjoy a cozy bonus room and three spacious bedrooms, including a serene primary suite with a 4-piece ensuite and generous closet space. A SEPARATE SIDE entry adds even more flexibility for future development. Includes a \$5,000 Brick Credit to personalize your new home. PLEASE NOTE PICTURES ARE OF A SIMILAR HOME/AI; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.

Built in 2025

### Essential Information

MLS® # E4463954

Price \$469,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,694                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 239 157 Avenue |
| Area        | Edmonton       |
| Subdivision | Quarry Ridge   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5Y 6K8        |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Deck                     |
| Parking Spaces | 2                        |
| Parking        | Parking Pad Cement/Paved |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Not Fenced, Not Landscaped, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 51            |

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Listing information last updated on November 5th, 2025 at 12:17am MST