

Single Family

1323 155 ST SW

ACTIVE

\$945,000 (LP)



Area/City Edmonton
Community Glenriding Ravine
Postal Code T6W 5J5
Zone 56
Building Type Detached Single Family
Yr Built/Eff Yr 2024 /
Style 2 Storey
Plan/Blk/Lot 2222426 / 24 / 92
Unit/UF /
Linc # 0039333604
Title to Land Fee Simple **Zoning**

List Date 10/23/2024 **E4411355**
Pending Until
Time Clse/Hrs /
Conform Report / **LI \$**
Tax Amt/Yr \$3,404.00 / 2023 **LI Yr**
Restrictions **Zero Lot Line** No
None Known
Baths/Ensuites 4.0 / 2 **Add'l Rms** 0
Beds/Beds Ab. 3 / 3
Prop. Condition



READY FOR POSSESSION IN JANUARY 2025 !! Call or text at 780-905-8543 for all inquiries. Title insurance to be provided in lieu of RPR. All deposits shall go in trust of Jai Homes Ltd. Total 5% deposit required upon condition removal. Landscaping deposit \$5000 required upon closing. Builder will use own purchase contract. Commission will be paid on base purchase price before GST is applied or added. Photos are for reference purpose only, house is under construction at the moment.

Welcome to this stunning 2675 sqft home, beautifully situated in the Glenriding Ravine, backing onto a serene ravine. This exquisite property features a double garage and a walkout basement. As you step inside, you're welcomed by a bright living room and an impressive family room with open-to-above ceiling, creating an airy, expansive feel. The main floor is thoughtfully designed with a modern main kitchen, complemented by a convenient spice kitchen, ideal for gourmet cooking. It also includes a versatile bedroom/den and a full bathroom, making it perfect for guests or a home office. Upstairs, the second floor boasts three generously sized bedrooms, each with its own attached full bathroom for ultimate comfort and privacy. A spacious bonus room provides the perfect space for a home theater or playroom. Additionally, enjoy outdoor living with a large deck and a balcony that both offer breathtaking views of the ravine, perfect for relaxing or entertaining.

Living Room	M	Bedroom 3	U	Bath#	Lvl	#Pcs	Ens	Level	SqM	SqFt
Dining Room	M	Bedroom 4		1	M	4	No	Main Level		
Kitchen	M	Mud Room	M	2	U	4	No	Upper		
Family Room	M	Second Kitchen	M	3	U	4	Yes	Above Grade		
Den	M	Laundry Room	U	4	U	6	Yes	Lower Level		
Bonus Room	U			5				Below Grade		
Primary Bedroom	U			6				Total A.G.	248.52	2,675.07
Bedroom 2	U			7				Finished Lvl	2	

Heat Source Natural Gas **Heat Type** Forced Air-1
Roof Asphalt Shingles
Foundation Concrete **Construction** Wood Frame
Exterior Asphalt Shingles, Stone, Vinyl
Features Ceiling 9 ft., Deck, Hot Water Natural Gas, Vinyl Windows, HRV System
Basement Full / Unfinished
Separate Ent. Yes **2nd Suite** No **Permit**
Garden Suite **Permit**
Garage Suite **Permit** **Front Exp. W**
Lot SqM **Lot Shape** Irregular
Tot. Ac. **F x D (m)** x
Flooring Hardwood, Non-Ceramic Tile

Goods Incl. Garage Control, Garage Opener, Hood Fan **F/P** Yes **F/P Fuel** Electric
F/P Type Insert

Goods Excl. **HOA** No **Fee** **Sched**
Fee Incl

Site Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Ravine View, Shopping Nearby

Parking **Total** 4 Double Garage Attached **Warranty**
Encl. 2 **Rd Access** Paved Driveway to House
Grge Dim.

Condo Name	Floor Location	Floor #	# Floors Bldg
Condo Fee	Unit Exp.	Balcony/Terrace	Elevator
Fee Includes	Park Plan	Desc/Unit/UF	/ /
	Stall #	Encl. Park	2 Min. Age
	Titled Storage	Strg Unit	
	Prop Mgmt/#		/

Seller Name Jai Homes ltd **Appt:** Call Lister, Must Confirm Appointment, Text Lister **Appt Name** Jashan Sidhu
List Agent 1 Jashandeep S Sidhu - Ph: 780-905-8543 **Appt Ph#** 780-905-8543
Agent Email jashansidhu77@hotmail.com **Occupancy** New; Never Occupied

List Office 1 Sterling Real Estate - Off#: 780-406-0099 **Ownership** Private
List Agent 2 **Possession** **Days** **Notes** Jan 2025
List Office 2 **Input Date** 10/23/2024 1:16 PM **Expiry Date** 1/24/2025 **DOM** 0
Co-Op Comm 3.5/100000 & 1.5 on remaining balance **SRR Y/N** Yes **Exclusion** No **Excl. Date** **CDOM** 0

Terms of Cond	Buyer Agent 1
Sold Date	Buyer Office 1
Sold Price	Buyer Agent 2
Completion Date	Buyer Office 2