\$1,425,000 - 7305a 155 Street Nw, Edmonton

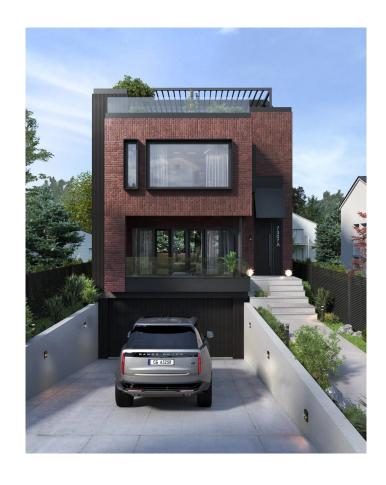
MLS® #E4327610

\$1,425,000

5 Bedroom, 5.00 Bathroom, 2,689 sqft Single Family on 0.10 Acres

Rio Terrace, Edmonton, AB

****PRE-SELLING BOTH HOMES NOW****Introducing the YOGI & SYDNEY Haus by NOYCE Developments! LUXURY LIVING in one Of Edmontons best neighbourhoods, RIO TERRACE. This STUNNING 2.5 Story Home, will feature a DRIVE DOWN DOUBLE Garage, Elevated Front Deck and a ROOF TOP PATIO with South Facing Views of the River Valley!! Premium Exterior Finishes of Brick & Acrylic Stucco. Floor-plans will feature 3 Bedrooms on the 2nd level, Optional 4th bedroom in the loft (w/ optional Steam Room Ensuite) 5 total bathrooms (3 Full 2 half), Lounge Area on the third level w/ access to the Roof Top Terrace. Basement will be Fully Finished with a Family Room, 2-PC bathroom & Wet bar. Main level has a Center Kitchen, Dining area overlooking the back Yard & Front living room with access to the Sunny South-facing Balcony which features a Wood Burning Fireplace. THESE HOMES WILL BE THE STUNNING! (Estimated Completion Fall 2024)(Engineering & Rough in for Elevator Shaft included)



Built in 2023

Essential Information

MLS® # E4327610 Price \$1,425,000 Bedrooms 5

Bathrooms 5.00

Full Baths 3

Half Baths 2

Square Footage 2,689

Acres 0.10

Year Built 2023

Type Single Family

Sub-Type Residential Detached Single

Style 2 and Half Storey

Community Information

Address 7305a 155 Street Nw

Area Edmonton
Subdivision Rio Terrace
City Edmonton
County ALBERTA

Province AB

Postal Code T5R 1V4

Amenities

Amenities Infill Property, Ceiling 9 ft., D

Natural Gas, No Animal Hom

Features Infill Property, Ceiling 9 ft., D

Natural Gas, No Animal Hom

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Garages 25' x 21'

Interior

Interior Carpet, Hardwood, Vinyl Plan

Interior Features Refrigerator, Stove-Gas, Di

Garage Opener, Hood Fan

Heating Forced Air-1

of Stories 4

Has Basement Yes

Basement Fully Finished, Full

Exterior





Exterior Acrylic Stucco

Exterior Features No Back Lane, Not Landscaped, River Valley View, Schools

Construction Wood Frame

School Information

Elementary Pat Hgts, Our Lady of Vict Middle Laurier Hgts, HE Beriault High JPCHS, St Oscar Romero

Additional Information

Date Listed February 13th, 2023

Zoning RF1

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 18th, 2024 at 7:31pm MDT