

\$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 Plar
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

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Listing information last updated on May 2nd, 2024 at 6:02pm MDT