

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

MLS® #E4415957

**\$1,425,000**

5 Bedroom, 4.00 Bathroom, 2,689 sqft

Single Family on 0.00 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, 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 Gas Fireplace. THESE HOMES WILL BE STUNNING! (Estimated Completion JULY 2025) (Engineering & Rough in for Elevator Shaft included)

Built in 2024

## **Essential Information**

MLS® #	E4415957
Price	\$1,425,000





Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,689
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	7305a 155 Street
Area	Edmonton
Subdivision	Rio Terrace
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1V4

### Amenities

Amenities	Ceiling 9 ft., Deck, Exterior V Gas, No Animal Home, No S
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer Refrigerator, Stove-Gas, Was
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

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





Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

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

### **Additional Information**

Date Listed	December 13th, 2024
Days on Market	139
Zoning	Zone 22

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 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 1st, 2025 at 5:02pm MDT