

# **\$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 | 146                 |
| 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 8th, 2025 at 5:47pm MDT