\$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 |
| Туре | 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 |
| | |

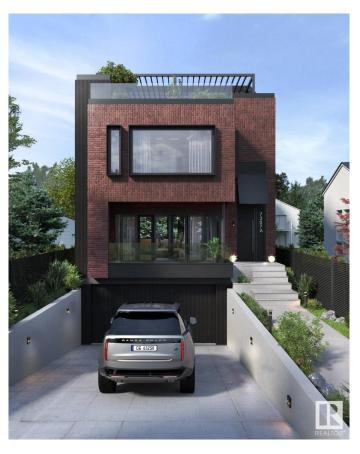
Amenities

AmenitiesCeiling 9 ft., Deck, Exterior V
Gas, No Animal Home, No SiParking Spaces4ParkingDouble Garage AttachedInteriorInterior Featuresensuite bathroom

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



ExteriorWood, StuccoExterior FeaturesNo 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 | 163 |
| Zoning | Zone 22 |

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Listing information last updated on May 25th, 2025 at 6:47am MDT