

Courtesy Of Adam J Benke Of Real Broker

\$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	112
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 April 4th, 2025 at 6:17pm MDT