

# \$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 19th, 2024 at 1:01am MDT