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

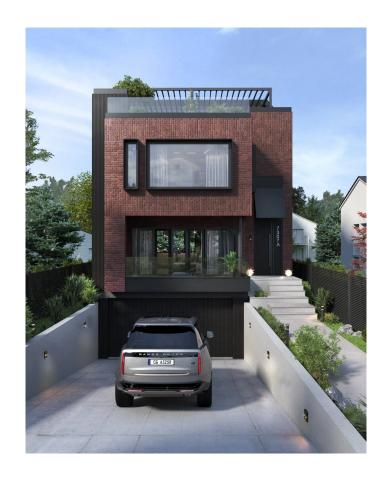
MLS® #E4327610

# \$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 Plan

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 12th, 2024 at 7:01am MDT