

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

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|----------------|---------------------|
| Date Listed | December 13th, 2024 |
| Days on Market | 112 |
| Zoning | Zone 22 |

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Listing information last updated on April 4th, 2025 at 6:02am MDT