

\$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 | 145 |
| Zoning | Zone 22 |

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Listing information last updated on May 7th, 2025 at 1:47am MDT