

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

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Listing information last updated on April 4th, 2025 at 9:17pm MDT