Courtesy Of Adam J Benke Of Real Broker

$1,425,000 - 7305a 155 Street, Edmonton

MLS® #E4456062

$1,425,000
5 Bedroom, 4.00 Bathroom, 2,689 sqft
Single Family on 0.00 Acres

Rio Terrace, Edmonton, AB

****BOTH HOMES ARE AVAILABLE****Introducing the YOGI & SYDNEY Haus by NOYCE Developments! LUXURY LIVING in one Of Edmontons best neighbourhoods, RIO TERRACE. This STUNNING 2.5 Story Home, featureS 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 DECEMBER 2025) (Engineering & Rough in for Elevator Shaft included)

Built in 2024

Essential Information

MLS® #	E4456062
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 Walls- 2"x6", Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Wet Bar, Infill Property
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer
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	September 4th, 2025
Days on Market	61
Zoning	Zone 22

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Listing information last updated on November 4th, 2025 at 3:32am MST