

Courtesy Of Varinder K Sandhu Of MaxWell Polaris

# **\$949,999 - 715 165 Avenue, Edmonton**

MLS® #E4459160

**\$949,999**

5 Bedroom, 4.00 Bathroom, 3,091 sqft

Single Family on 0.00 Acres

Horse Hill Neighbourhood 1A, Edmonton, AB

Magnificent 3100 sqft house on 42 PL with 2 MASTER BEDROOMS, 2 OPEN TO BELOW living areas, where luxury and functionality meet! Prepare to be wowed by MODERN STYLE GOURMET KITCHEN, accompanied by a convenient SPICE KITCHEN with a gas line. The main floor's elegance is highlighted with tile flooring, versatile BEDROOM with 3pc bath-perfect for guests or multi-generational living. Upstairs continues to impress with huge bonus area that overlook the living spaces, making the home feel even more expansive. A primary suite featuring 5pc ensuite, walk-in closet & second master with 3pc ensuite adds significant value. Two more bedrooms with common bath & laundry area completes this level. With its exceptional curb appeal, STUCCO exterior & SEPARATE ENTRANCE to unfinished basement, the house is not only beautiful but also an affordable investment that can appreciate in value. With spacious TRIPLE GARAGE & A GIANT BACKYARD, this home provides everything you need to host gatherings & enjoy their hobbies. MUST SEE!!!

Built in 2025

## **Essential Information**

MLS® # E4459160

Price \$949,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,091                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 715 165 Avenue              |
| Area        | Edmonton                    |
| Subdivision | Horse Hill Neighbourhood 1A |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5Y 4J1                     |

### Amenities

|           |                                                                                                                                                                                            |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, HRV System, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached                                                                                                                                                                     |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | ensuite bathroom                                |
| Appliances        | Hood Fan, See Remarks, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                       |
| Fireplace         | Yes                                             |
| Fireplaces        | Insert, Remote Control                          |
| Stories           | 2                                               |
| Has Basement      | Yes                                             |
| Basement          | Full, Unfinished                                |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                              |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Playground Nearby, River |

Valley View, Schools, Shopping Nearby

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 26                   |
| Zoning         | Zone 51              |

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Listing information last updated on October 19th, 2025 at 1:17am MDT