

## \$975,500 - 715 165 Avenue, Edmonton

MLS® #E4450953

**\$975,500**

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® # E4450953

Price \$975,500



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

### Interior

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

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, River View, |

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 51          |

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Listing information last updated on August 3rd, 2025 at 3:02am MDT