

# \$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	1
Zoning	Zone 51

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Listing information last updated on August 2nd, 2025 at 2:17pm MDT