

## \$775,000 - 715 166 Avenue, Edmonton

MLS® #E4440221

**\$775,000**

4 Bedroom, 4.00 Bathroom, 2,406 sqft

Single Family on 0.00 Acres

Horse Hill Neighbourhood 1A, Edmonton, AB

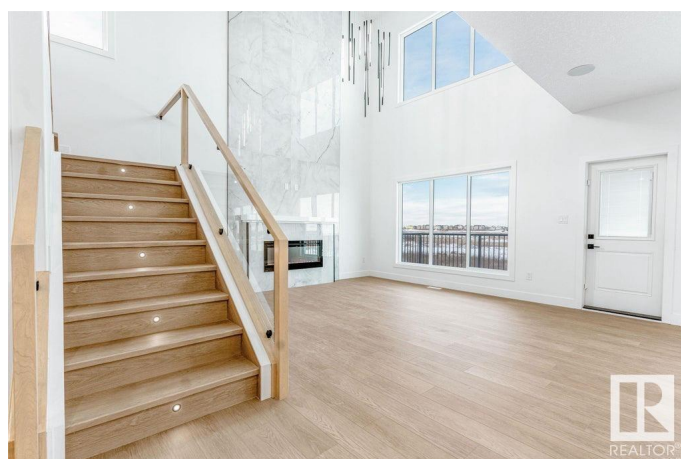
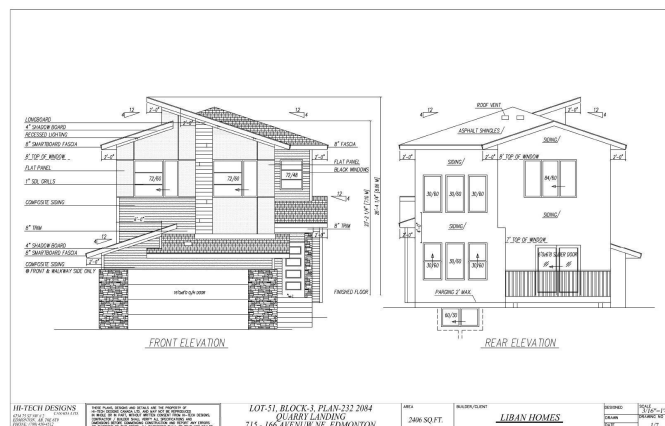
Welcome to this luxurious custom-built home in the desirable neighbourhood of Quarry Landing, offering over 2,400 sq. ft. of living space. With 5 bedrooms and 4 full bathrooms, this home is thoughtfully crafted for both comfort and style. Step into the grand living room with soaring open-to-above ceilings and an abundance of natural light. The open-concept kitchen features quartz countertops, sleek modern cabinetry, stainless steel appliances, and a walk-through spice kitchen. The main floor also includes a versatile den or fifth bedroom and a full bathroom. Upstairs, you'll find a spacious bonus room and four generously sized bedrooms. The primary suite boasts a stunning 5-piece ensuite and a large walk-in closet. Two of the additional bedrooms are connected by a Jack & Jill bathroom, and all feature walk-in closets. A fourth full bathroom and conveniently located laundry complete the upper level. This home also offers a separate side entrance, providing excellent potential for a future basement suite.

Built in 2025

### Essential Information

MLS® # E4440221

Price \$775,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,406                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 715 166 Avenue              |
| Area        | Edmonton                    |
| Subdivision | Horse Hill Neighbourhood 1A |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5Y 2Z6                     |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Over Sized  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl, Hardie Board Siding   |
| Exterior Features | Cul-De-Sac, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |   |
|--------------|---|
| Construction | Wood, Stone, Vinyl, Hardie Board Siding |
| Foundation   | Concrete Perimeter                      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 40             |
| Zoning         | Zone 51        |

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Listing information last updated on July 14th, 2025 at 1:17am MDT