

## \$759,900 - 715 166 Avenue, Edmonton

MLS® #E4459433

**\$759,900**

5 Bedroom, 4.00 Bathroom, 2,504 sqft

Single Family on 0.00 Acres

Horse Hill Neighbourhood 1A, Edmonton, AB

Welcome to this brand new 5-Bedroom, 4-Bathroom home in Quarry Landing, designed with modern living in mind. The main floor features a full bedroom and bathroom, perfect for guests or family, along with an extended modern kitchen showcasing Luxury Quartz countertops and a Quartz backsplash, plus a convenient spice kitchen. The open-to-above living room with its sleek electric fireplace adds a touch of elegance, while ceramic tile flooring brings durability and style throughout the main level. Upstairs, you'll find spacious bedrooms and a layout built for comfort, enhanced by 9-ft ceilings on every floor and 8-ft doors that add an upscale touch. Vinyl plank flooring covers the upper level, with cozy carpet in the bedrooms and on the stairs. A deck is already built, landscaping is complete, and the oversized double garage offers plenty of space. With a separate side entrance to the unfinished basement, this fully upgraded home is move-in ready and waiting for its first family.

Built in 2025

### Essential Information

MLS® # E4459433

Price \$759,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,504                  |
| 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 | Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                            |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                                         |
| Fireplace         | Yes                                                               |
| Fireplaces        | Wall Mount                                                        |
| Stories           | 2                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Unfinished                                                  |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Vinyl                                          |
| Exterior Features | Cul-De-Sac, Golf Nearby, Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Vinyl                                          |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Horse Hill School  
Middle                              John D. Bracco School  
High                                 M.E. LaZerte School

**Additional Information**

Date Listed                      September 25th, 2025  
Days on Market                23  
Zoning                              Zone 51



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