

## \$749,900 - 715 166 Avenue, Edmonton

MLS® #E4459433

**\$749,900**

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 \$749,900

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 29  
Zoning Zone 51



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