

## \$795,000 - 115 162 Avenue, Edmonton

MLS® #E4427166

**\$795,000**

6 Bedroom, 3.50 Bathroom, 3,605 sqft

Single Family on 0.00 Acres

Rural North East South Sturgeon, Edmonton,  
AB

Welcome to this 6 bedroom, two-storey home, on a south-facing HALF-ACRE lot located within the city of Edmonton! The massive family room right off the front foyer features gorgeous natural light. Adjacent dining room is the perfect spot for all your dinner parties. Kitchen is a chef's dream featuring wood cabinetry, granite countertops, corner pantry and raised breakfast bar. Living room has 3-sided gas fireplace and views of the backyard. Primary bedroom on upper level features 5-pce ensuite, walk-in closet and balcony. Four more bedrooms, bonus room and 4-pce bath round out this level of the home. Basement is fully finished featuring huge recreation room, gym, 6th bedroom and another full bathroom. **ADDITIONAL FEATURES:** Triple attached garage, main floor laundry, powder room, fenced dog run, municipal water supply, walking distance to one of Edmonton's best public golf courses (27 holes), and much more!

Built in 2006

### Essential Information

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Price \$795,000

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,605                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 115 162 Avenue                  |
| Area        | Edmonton                        |
| Subdivision | Rural North East South Sturgeon |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5Y 3K5                         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Closet Organizers, Deck, Dog Run-Fenced In, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking   | Triple Garage Attached   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Three Sided               |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Private Setting, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                 |                  |
|-----------------|------------------|
| Date Listed     | March 24th, 2025 |
| Days on Market  | 37               |
| Zoning          | Zone 51          |
| RE / Bank Owned | Yes              |

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Listing information last updated on April 30th, 2025 at 12:02pm MDT