

## \$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	60
Zoning	Zone 51
RE / Bank Owned	Yes

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