

## \$824,900 - 296 165 Avenue, Edmonton

MLS® #E4446622

**\$824,900**

4 Bedroom, 3.00 Bathroom, 1,569 sqft

Single Family on 0.00 Acres

Horse Hill Neighbourhood 1A, Edmonton, AB

Welcome to this brand new luxury bungalow in the prestigious community of Quarry Landing. Thoughtfully designed with high end finishes throughout, this home offers over 3,000 sqft of fully finished living space, including 4 spacious bedrooms and 3 full bathrooms. The main floor impresses with soaring 12'™ ceilings in the living room and a sleek electric fireplace that adds both warmth and style. The gourmet kitchen is a true showstopper, featuring beautiful cabinetry, quartz countertops, and a large central island. Adjacent to the kitchen, the dining area opens onto a maintenance free deck perfect for outdoor entertaining. The primary suite is a serene retreat, complete with a walk-in closet and a spa-inspired 5-piece ensuite that includes a steam shower and a deep soaker tub. The fully finished basement includes a wet bar, recreation area, two additional bedrooms, a 5-piece bathroom, and plenty of storage. This home offers the perfect blend of luxury and comfort.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446622  |
| Price     | \$824,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,569                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 296 165 Avenue              |
| Area        | Edmonton                    |
| Subdivision | Horse Hill Neighbourhood 1A |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5Y 4J3                     |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 10 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Corner Lot, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 9th, 2025

Days on Market                59

Zoning                            Zone 51

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Listing information last updated on September 6th, 2025 at 7:47pm MDT