



## Edmonton Alberta

\$1,425,000

\*\*\*PRE-SELLING BOTH HOMES NOW\*\*\*Introducing the YOGI & SYDNEY Haus by NOYCE Developments! LUXURY LIVING in one Of Edmontons best neighbourhoods, RIO TERRACE. This STUNNING 2.5 Story Home, will feature a DRIVE DOWN DOUBLE Garage, Elevated Front Deck and a ROOF TOP PATIO with South Facing Views of the River Valley!! Premium Exterior Finishes of Brick & Acrylic Stucco. Floor-plans will feature 3 Bedrooms on the 2nd level, Optional 4th bedroom in the loft, 5 total bathrooms (3 Full 2 half), Lounge Area on the third level w/ access to the Roof Top Terrace. Basement will be Fully Finished with a Family Room, 2-PC bathroom & Wet bar. Main level has a Center Kitchen, Dining area overlooking the back Yard & Front living room with access to the Sunny South-facing Balcony which features a Gas Fireplace. THESE HOMES WILL BE STUNNING! (Estimated Completion JULY 2025) (Engineering & Rough in for Elevator Shaft included) (id:6769)

Family room Measurements not available x 15 m	Bedroom 2 9'-7" x 10'
Bedroom 5 Measurements not available	Bedroom 3 9'-7" x 10'
Living room Measurements not available x 15 m	Bedroom 4 9'-11" x 14'6"
Dining room 15' x 11'	Laundry room 7'-4" x 6'
Kitchen 15' x 12'-7"	Loft Measurements not available x 7 m
Primary Bedroom Measurements not available x 12 m	

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca