

# \$850,000 - 296 165 Avenue, Edmonton

MLS® #E4446622

**\$850,000**

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	\$850,000
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                11

Zoning                            Zone 51

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 20th, 2025 at 7:47am MDT