

## \$865,000 - 292 165 Avenue, Edmonton

MLS® #E4460581

**\$865,000**

5 Bedroom, 4.00 Bathroom, 2,873 sqft

Single Family on 0.00 Acres

Horse Hill Neighbourhood 1A, Edmonton, AB

Welcome to Quarry Landing This impressive 2,872 sq. ft. residence, built on a 30-pocket regular lot, showcases a thoughtfully designed layout tailored for modern family living. The main floor features a versatile Bedroom with a full bath, along with an extended kitchen complete with a striking waterfall island and a spice kitchen—perfectly designed to inspire culinary creativity and effortless entertaining. The dramatic open-to-above living area further enhances the sense of space and sophistication. Upstairs, the primary retreat offers a luxurious 5-piece ensuite, providing a serene escape. Two additional bedrooms are connected by a convenient Jack-and-Jill bathroom, while another spacious bedroom enjoys direct access to a full bathroom and the bonus room. A well-placed laundry room and a generous bonus area complete the upper level, ensuring comfort, convenience, and room to grow. Additional features include a garage with a man door and built-in drain, adding practicality and ease to everyday living.

Built in 2025

### Essential Information

MLS® # E4460581

Price \$865,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,873                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 292 165 Avenue              |
| Area        | Edmonton                    |
| Subdivision | Horse Hill Neighbourhood 1A |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T5Y 4J3                     |

### Amenities

|           |                                                                                                                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                                                                                           |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Glass Door                |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, |

|              |                                                 |
|--------------|-------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Vinyl                                     |
| Foundation   | Concrete Perimeter                              |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 51           |

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Listing information last updated on October 15th, 2025 at 11:33am MDT