

# \$1,080,000 - 14906 Rio Terrace Drive, Edmonton

MLS® #E4433785

**\$1,080,000**

5 Bedroom, 2.50 Bathroom, 1,518 sqft

Single Family on 0.00 Acres

Rio Terrace, Edmonton, AB

Opportunities like these don't come along too often. Amazing location with one of Edmonton's most prestigious addresses on Rio Terrace Drive. This charming home has been appreciated by the current owner for almost 40 years. Bright sunshine enters the home with it's southern exposure. The main level offers a Living area that transitions in to a formal dining area. The Kitchen is spacious and has access to the Massive yard. Upstairs is the Primary bedroom with his and hers closets and a 2 pc Ensuite. There are two more good sized bedrooms with access to 4 pc bathroom. The lower level offers a fourth bedroom and an updated 3 pc bath. The basement offers a fifth bedroom, recreation area with wet bar and storage. Lot Dimensions are 80X130 and has endless possibilities.

Built in 1963

## Essential Information

MLS® #	E4433785
Price	\$1,080,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,518
Acres	0.00



Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	14906 Rio Terrace Drive
Area	Edmonton
Subdivision	Rio Terrace
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5M4

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, River Valley View, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	2

## Zoning

## Zone 22

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