



## Edmonton Alberta

\$499,900

Original-owner bungalow on a large 664 m<sup>2</sup> lot in desirable Rio Terrace! Located on a quiet street within walking distance of Rio Terrace School, parks, and amenities, this well-cared-for home offers over 1,166 sq. ft. above grade with three bedrooms, 1.5 bathrooms including an ensuite, and beautiful updated windows throughout the main floor. The partially developed basement features a fourth bedroom, family room, and plenty of storage space. Important upgrades including newer windows, shingles, furnace, and hot water tank have already been completed, providing excellent peace of mind. Lovingly maintained and showing true pride of ownership, this home presents an incredible opportunity for buyers looking to build equity through cosmetic updates while securing a property in one of Edmonton's premier mature neighbourhoods. Large lot, exceptional location, and tremendous potential—this is Rio Terrace value at its finest. (id:6769)

Family room 6.02 m X 6.97 m

Bedroom 4 3.89 m X 2.86 m

Utility room 6.06 m X 4.92 m

Living room 4.97 m X 4.09 m

Dining room 2.99 m X 2.69 m

Kitchen 3.97 m X 4.23 m

Primary Bedroom 4.11 m X 3.58 m

Bedroom 2 3.03 m X 3.06 m

Bedroom 3 3.06 m X 2.41 m

Listing Presented By:



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<http://www.dallasm.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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