



## Edmonton Alberta

\$1,149,900

Rare opportunity to own on Rio Terrace Drive! Live on one of Edmonton's most coveted streets in family-friendly Rio Terrace! This beautifully updated 2-storey offers 2378 sq.ft of refined living space on a massive 11,250 sq.ft lot (90 X 125). The bright, open living & formal dining areas feature soaring vaulted ceilings with a striking wood beam, flowing seamlessly into the well designed kitchen with built-in ovens, gas cooktop & abundant cabinetry. The main level also offers a cozy tucked-away family room, 2pc bath & functional mudroom. Upstairs, the expansive primary retreat boasts a private balcony, stunning spa-inspired 3pc ensuite & walk-in closet with custom organizers. Two additional bedrooms, a fully renovated 5pc bath & large bonus room complete the upper level. The finished basement adds even more space with a generous rec room, 4th bedroom & laundry rm. Unbeatable location near top-rated schools and parks, mere moments to river valley trails & just minutes to downtown. This location has it all! (id:6769)

Bedroom 4 4.14 m X 3.51 m

Recreation room 5.46 m X 3.99 m

Laundry room 2.51 m X 3.84 m

Living room 5.86 m X 4.2 m

Dining room 5.86 m X 3.5 m

Kitchen 3.11 m X 2.3 m

Family room 3.25 m X 6.37 m

Breakfast 3.22 m X 3.91 m

Laundry room 1.73 m X 2.61 m

Primary Bedroom 5.91 m X 5.19 m

Bedroom 2 3.32 m X 2.74 m

Bedroom 3 3.44 m X 2.9 m

Bonus Room 7.25 m X 4.86 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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



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