



## Edmonton Alberta

\$1,479,900

\*\*\*\*MARCH 2026 Possession\*\*\*\*LUXURY LIVING in one Of Edmontons best neighbourhoods, RIO TERRACE.

This STUNNING 2.5 Story Home, features a DRIVE DOWN DOUBLE Garage, Elevated Front Deck and a ROOF TOP PATIO with South Facing Views of the River Valley!! Premium Exterior Finishes of Brick & Acrylic Stucco.

Floor-plans feature 3 Bedrooms on the 2nd level, Optional 4th bedroom/Flexroom in the loft with Ensuite.

There are 5 total bathrooms (3 Full 2 half), Lounge Area on the third level w/ access to the Roof Top Terrace.

Basement will be Fully Finished with a Family Room, 2-PC bathroom. Main level has a Center Kitchen, Dining

area overlooking the back Yard & Front living room with access to the Sunny South-facing Balcony (Gas

Fireplace Roughed-in). Each home will be complete with Elevator from Basement up to the third floor. THESE

HOMES WILL BE STUNNING! (Estimated Completion Late Mar 2026). (id:6769)

Recreation room 19'6" x 15'8"

Living room 16'8 x 15'7

Dining room 15' x 11'

Kitchen 15' x 12'7"

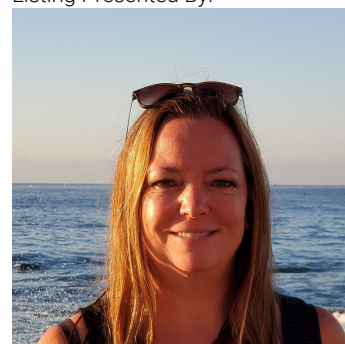
Family room Measurements not available

Primary Bedroom 17'6" x 12'6"

Bedroom 2 9'7" x 10'6"

Bedroom 3 9'7" x 10'

Listing Presented By:



Originally Listed by:  
Real Broker



**RE/MAX River City**

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