



## 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® ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com