

## \$699,900 - 15209 75 Avenue, Edmonton

MLS® #E4452120

**\$699,900**

5 Bedroom, 2.00 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Rio Terrace, Edmonton, AB

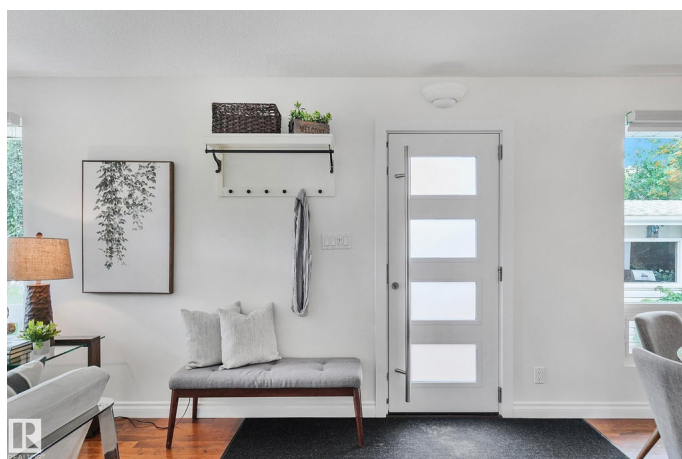
**PRIME LOCATION!** Stunning 3+2 bdrm bungalow located on a quiet street in the heart of Rio Terrace minutes from Edmonton's river valley & trails with quick access to Downtown & the UofA. The contemporary kitchen boasts timeless white cabinetry, sleek stainless appliances & expansive counter tops complimented by the stylish backsplash & rich hardwood floors. Spacious living rm offers vaulted ceiling & lrg bright picture windows while the fully finished basement features 2 additional bedrooms (one currently used as a craft room) , dedicated laundry rm, recreation space boasting custom built ins & modern spa-like bathroom with luxurious in floor heat. Private south facing backyard oasis is filled with mature trees, lush green plants and charming gazebo. Walking distance to schools and Edmonton's glorious river valley. Heated garage, A/C, water softener, electric car charger, triple glazed fiberglass windows! Come live in this safe, friendly neighborhood & experience the warm sense of Community. Welcome Home!

Built in 1961

### Essential Information

MLS® # E4452120

Price \$699,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,109
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	15209 75 Avenue
Area	Edmonton
Subdivision	Rio Terrace
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2Y9

### **Amenities**

Amenities	No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking Spaces	3
Parking	Heated, Over Sized, Single Garage Detached, EV Charging Station

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Lot Description	65x110
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	RIO TERRACE
Middle	LAURIER HEIGHTS
High	JASPER PLACE, ST FX

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	2
Zoning	Zone 22

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Listing information last updated on August 10th, 2025 at 3:02pm MDT