

## \$749,000 - 7711 154a Street, Edmonton

MLS® #E4437530

**\$749,000**

4 Bedroom, 2.50 Bathroom, 1,991 sqft

Single Family on 0.00 Acres

Rio Terrace, Edmonton, AB

Sought after in Rio Terrace! Welcome to this rare story & a half located on a beautiful crescent within walking distance to trails & schools! This coveted area boasts multiple access points to enjoy all things river valley & is close to all the best amenities. A generous foyer provides welcome to a home noting 3 generous upper level bdrms, 2.5 baths, (including an ensuite) & versatile main flr office (4th bedroom). This home is appointed with all the best improvements; metal roof, updated windows, newer furnace & HW on demand! The glorious layout is perfect for all things family & entertaining! Large front living rm with oversized window highlights a glorious west facing street scape view. A designated eating area unfolds to a kitchen that overlooks a lower level family room /w fireplace & patio doors that spill out to a gazebo & amazing yard! Finished basement! Double Garage! Abundance of storage! All the heavy lifting complete! Come live in this safe area with the warmest sense of community! Welcome Home!

Built in 1969

### Essential Information

MLS® # E4437530

Price \$749,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,991
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	7711 154a Street
Area	Edmonton
Subdivision	Rio Terrace
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1V3

### Amenities

Amenities	Deck, Gazebo, Hot Water Natural Gas, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
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Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Metal
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Rio School - Pat Heights
Middle	Laurier Heights
High	FX/JP

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	17
Zoning	Zone 22

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