

Courtesy Of Jennifer A Osmond Of RE/MAX Excellence

## \$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

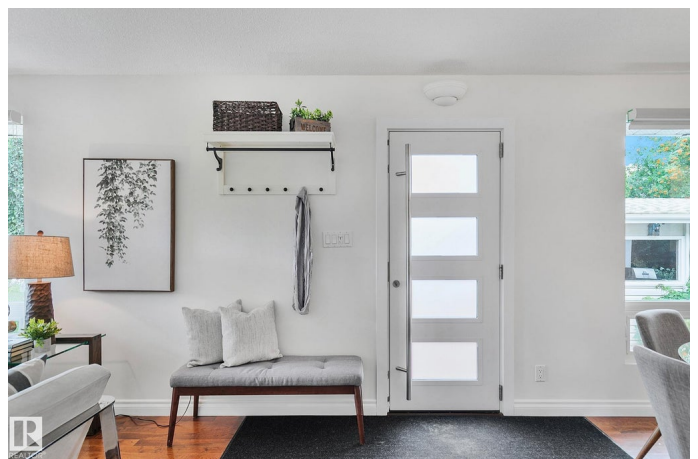
**PRIME LOCATION!** Stunning 3+2 bdrm bungalow located on a quiet street in the heart of Rio Terrace minutes from Edmonton's river valley & trails with quick access to Downtown & the UofA. The contemporary kitchen boasts timeless white cabinetry, sleek stainless appliances & expansive counter tops complimented 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 | 4                |
| Zoning         | Zone 22          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 12th, 2025 at 12:47am MDT