

## \$374,900 - 271 River Point(e), Edmonton

MLS® #E4435827

**\$374,900**

4 Bedroom, 2.00 Bathroom, 1,348 sqft

Single Family on 0.00 Acres

Kernohan, Edmonton, AB

Welcome to River Point ! This gorgeous 1348 sqft Two Storey home is located steps to the river valley, walking trails and parks. The main floor features a spacious living room, functional kitchen with SS appliances, corner pantry and ample counter spaces, dining area and a 3 pc bath. The upper floor has the primary bedroom with its own corner tub, two other bedrooms and a 4pc bathroom. The basement is fully finished with a large bedroom, rec area and storage spaces. The large backyard is perfect to enjoy the summer evenings and has enough space to build a double car garage. This house is conveniently located to schools, shopping, public transportation, Yellowhead and Anthony Henday . IMMEDIATE POSSESSION AVAILABLE

Built in 1995

### Essential Information

MLS® #	E4435827
Price	\$374,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,348
Acres	0.00
Year Built	1995



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	271 River Point(e)
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4Z3

### **Amenities**

Amenities	Deck, No Smoking Home
Parking	No Garage, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Overlanders CShool
Middle	Beacon Heights School
High	Eastglen High School

### **Additional Information**

Date Listed	May 10th, 2025
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Days on Market 5

Zoning Zone 35

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