

# **\$370,000 - 542 River Pt, Edmonton**

MLS® #E4439386

**\$370,000**

4 Bedroom, 2.00 Bathroom, 868 sqft

Single Family on 0.00 Acres

Kernohan, Edmonton, AB

Single Detached!, No Condo Fees!, Great location! and exceptional Backyard! Beautifully upgraded 4 bedrooms and two full bathrooms bi-level located right by the River Valley. The total amount of living space which is over 1500sqf will satisfy the needs of ALL. Two living rooms, up and down. One full bath on main floor and another one in the basement that does not feel like it because of the huge windows around !. 2 bedrooms on each floor! . Newer windows installed few years back as well as the Roof, Kitchen upgraded, Flooring, Paint, Brand New Furnace, Low maintenance backyard!. Enclosed in River Point community where kids can play outside without worries gated neighbourhood with great neighbours on both sides, close to Anthony Henday, Victoria Trail, & Yellowhead Trail as well as to Schools, Shopping & Playground. A True neighbourhood community!

Built in 1993

## **Essential Information**

MLS® #	E4439386
Price	\$370,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	868



Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	542 River Pt
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4Z3

### **Amenities**

Amenities	On Street Parking, Carbon Monoxide Detectors, No Animal Home, No Smoking Home
Parking	2 Outdoor Stalls, Front Drive Access, Stall, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Oven-Built-In, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Cross Fenced, Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Anne Fitzgerald
Middle	John D Bracco

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	31
Zoning	Zone 35
HOA Fees	50
HOA Fees Freq.	Monthly

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