

## \$414,900 - 215 River Point(e), Edmonton

MLS® #E4459811

### \$414,900

4 Bedroom, 2.00 Bathroom, 923 sqft

Single Family on 0.00 Acres

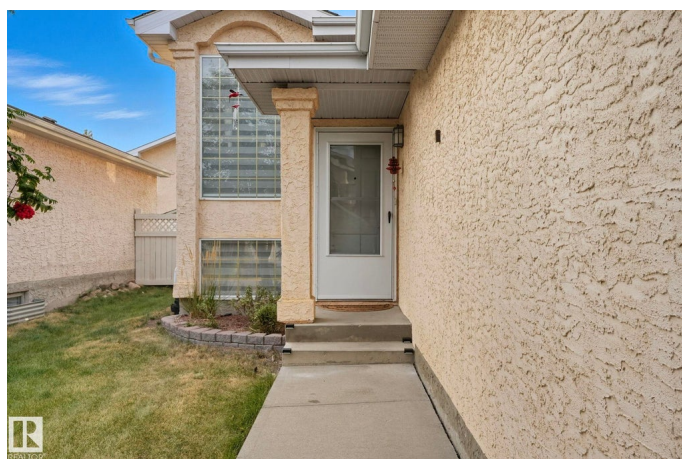
Kernohan, Edmonton, AB

This upgraded 925 Sqft bi-level in River Point offers a bright and welcoming layout with abundant natural light. The main level features newer laminate flooring, an eat-in kitchen with stainless steel appliances, pantry, and ample cabinetry. Two comfortable bedrooms and an updated four-piece bathroom complete the upper floor. The finished basement includes a spacious family room with a gas fireplace, two additional bedrooms, a three-piece bathroom with a walk-in shower, and a combined laundry and storage area. The oversized garage is insulated, drywalled accommodating larger vehicles. Outdoor features include a fenced yard, a deck, and a newer storage shed. Central air conditioning and a high-efficiency furnace were installed in 2014.

Built in 1997

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459811  |
| Price          | \$414,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 923       |
| Acres          | 0.00      |
| Year Built     | 1997      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 215 River Point(e) |
| Area        | Edmonton           |
| Subdivision | Kernohan           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 4Z4            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|              |                                                                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                           |
| Fireplace    | Yes                                                                                                                                                                 |
| Fireplaces   | Tile Surround                                                                                                                                                       |
| Stories      | 2                                                                                                                                                                   |
| 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                                                                     |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 27th, 2025 |
|-------------|----------------------|

|                |         |
|----------------|---------|
| Days on Market | 6       |
| Zoning         | Zone 35 |
| HOA Fees       | 50      |
| HOA Fees Freq. | Monthly |

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Listing information last updated on October 3rd, 2025 at 1:02am MDT