

## \$649,900 - 7705 154 Street, Edmonton

MLS® #E4435935

**\$649,900**

5 Bedroom, 2.00 Bathroom, 1,239 sqft

Single Family on 0.00 Acres

Rio Terrace, Edmonton, AB

Welcome to Rio Terrace! Sitting on a HUGE LOT (70 ft x 110 ft - (with NO Restrictive Covenant)) This charming +1,200 SQ.FT bungalow with 3+2 bedrooms and 2 kitchens offers endless possibilities. The bright, open plan main floor has been COMPLETELY RENOVATED, and features a spacious living room, kitchen w/ BEAUTIFUL CABINETRY, large island w/breakfast bar, dining area, and built-in executive desk. The primary bedroom easily fits a king-sized bed. Two additional bedrooms, a 4 pc bath, and laundry room complete the main floor. The beautifully finished basement has a comfy living room, eating area, and second kitchen in addition to 2 bedrooms, and a 4 pc bath. Step outside to a huge, fully fenced backyard ideal for summer fun. Easy access to the river valley, walking trails, and the Whitemud.

Built in 1961

### Essential Information

MLS® #	E4435935
Price	\$649,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,239
Acres	0.00



Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	7705 154 Street
Area	Edmonton
Subdivision	Rio Terrace
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1R6

### **Amenities**

Amenities	Deck, Fire Pit
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Pat Heights, Our Lady of V
Middle	Laurier, HE Beriault

High JP, St Oscar Romero

### **Additional Information**

Date Listed May 12th, 2025

Days on Market 35

Zoning Zone 22

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