

## \$560,000 - 7626 154 Street, Edmonton

MLS® #E4434111

**\$560,000**

3 Bedroom, 2.00 Bathroom, 1,305 sqft

Single Family on 0.00 Acres

Rio Terrace, Edmonton, AB

Terrific location on a quiet street only steps to Rio Terrace School. Large lot with West facing yard. Very well kept home. Walk out from third level to yard. Fireplace. Vinyl windows. 3 bedrooms upstairs. Family room and laundry room on 3rd level. Terrific family home. 24 ft x 22 ft detached garage. For more details please visit the REALTOR®'s Website.

Built in 1969

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4434111               |
| Price          | \$560,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,305                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|         |                 |
|---------|-----------------|
| Address | 7626 154 Street |
| Area    | Edmonton        |



|             |             |
|-------------|-------------|
| Subdivision | Rio Terrace |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T5R 1R8     |

### **Amenities**

|           |                             |
|-----------|-----------------------------|
| Amenities | Patio, Wet Bar, See Remarks |
| Parking   | Double Garage Detached      |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Brick Facing   |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Patricia Heights/Our Lady. |
| Middle     | Laurier/H.E. Beriault      |
| High       | Jasper Place/St. Oscar     |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 6             |
| Zoning         | Zone 22       |

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Listing information last updated on May 8th, 2025 at 2:47pm MDT