

## \$369,000 - 157 River Point, Edmonton

MLS® #E4453290

**\$369,000**

3 Bedroom, 2.00 Bathroom, 1,041 sqft

Single Family on 0.00 Acres

Kernohan, Edmonton, AB

UPGRADED 4-level split with almost 2000 sq feet of living space with DOUBLE GARAGE located on a HUGE LOT (503 Sq M) in a quiet street, just steps from the river valley & walking trails. \*\*UPGRADES: furnace, hot water tank, shingles, fence, air conditioning, updated bathrooms, carpets, grey laminate floors (5 years ago). REFRIGERATOR, STOVE, MICROWAVE with hood fan, QUARTZ counter tops, PAINT and LIGHT fixtures (2024)\*\*. Open concept living with large windows, lots of natural light. Upper level has three bedrooms and a 4-piece bathroom. The master bedroom has a BIG WALK-IN CLOSET! It has two family rooms, one overlooking the greenbelt on the main floor and one on the lower level with a fireplace and another 4-piece bath! The large kitchen has ample cupboard and countertop space. Dining area has a door that leads you to the deck with a concrete patio, apple tree, pear tree and a MASSIVE fenced backyard. Priced to sell, do not miss out on this OPPORTUNITY!

Built in 1992

### Essential Information

MLS® # E4453290

Price \$369,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,041                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 157 River Point |
| Area        | Edmonton        |
| Subdivision | Kernohan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5A 4Y5         |

### **Amenities**

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows |
| Parking   | Double Garage Detached                                                                                                     |

### **Interior**

|              |                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                       |
| Stories      | 4                                                                                                                                               |
| Has Basement | Yes                                                                                                                                             |
| Basement     | Full, Finished                                                                                                                                  |

### **Exterior**

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                          |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Park/Reserve |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Stucco                                                                                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 15th, 2025  
Days on Market                6  
Zoning                              Zone 35  
HOA Fees                         50  
HOA Fees Freq.                Monthly

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