

## \$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.

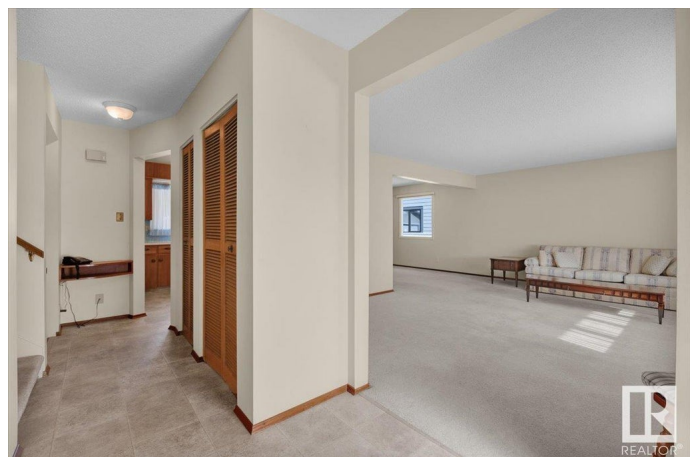
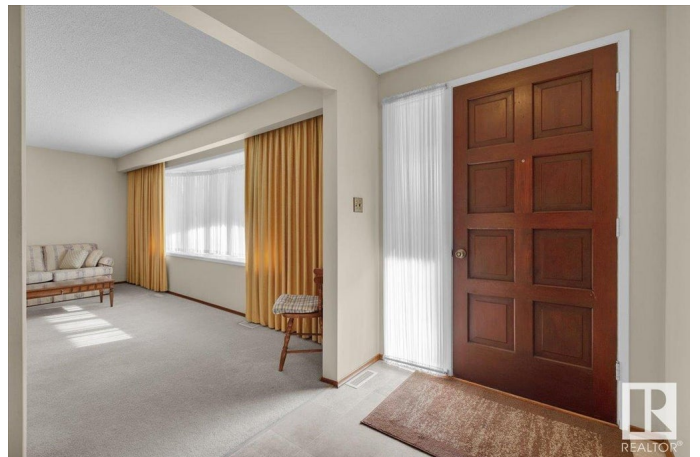
Built in 1969

### 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	12
Zoning	Zone 22

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on May 14th, 2025 at 4:17pm MDT