

# \$4,495,000 - 15309 Rio Terrace Drive, Edmonton

MLS® #E4423688

**\$4,495,000**

4 Bedroom, 5.50 Bathroom, 4,007 sqft

Single Family on 0.00 Acres

Rio Terrace, Edmonton, AB

Welcome to this stunning river backing estate, where elegance meets tranquility. This exquisite home offers a rare blend of luxurious living and breathtaking views. The expansive living spaces are filled with natural light, framed by large windows that showcase the serene river valley and your ultra-private south facing backyard. Entertain in style in the gourmet kitchen, featuring top-of-the-line appliances, custom cabinetry, and a generous island, perfect for gatherings. The adjacent dining room offers an elegant space for formal dinners, complemented by a sprawling terrace—ideal for alfresco dining or simply enjoying the gorgeous views. Retreat to the luxurious primary suite, complete with a spa-like ensuite & private balcony overlooking the river, where you can unwind in peace. Additional guest suites and beautifully appointed bathrooms ensure comfort for family and friends. **ADDITIONAL FEATURES:** Walk-out basement, gym & sauna combo, loft/office, 20x15 workshop, triple attached garage and so much more!

Built in 2015

## Essential Information

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Price \$4,495,000



Bedrooms	4
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	4,007
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### Community Information

Address	15309 Rio Terrace Drive
Area	Edmonton
Subdivision	Rio Terrace
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5M6

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Sauna; Swirlpool; Steam, Vinyl Windows, Walkout Basement, Workshop, See Remarks
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Marble Surround, Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Private Setting, River Valley View, River View, Schools, Treed Lot, See Remarks
Roof	Metal
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Rio/Pat Heights
Middle	Laurier/Hillcrest
High	Jasper Place/FX

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	39
Zoning	Zone 22

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