

## \$2,350,000 - 15415 Rio Terrace Drive, Edmonton

MLS® #E4464131

**\$2,350,000**

5 Bedroom, 4.50 Bathroom, 4,114 sqft

Single Family on 0.00 Acres

Rio Terrace, Edmonton, AB

Discover an unparalleled opportunity to own in one of Edmonton's most coveted river valley locations. This exceptional 6,581 sq.ft (total sq.ft) home rests on an expansive 11,990 sq.ft lot with panoramic views that rarely come to market. Every space captures the beauty of its surroundings, from the vaulted living room with wood-burning fireplace to the chef's dream kitchen and elegant dining & family rooms. The main floor is designed for both comfort & entertaining, while the upper level showcases a luxurious primary suite with marble steam shower, walk-in closet, & serene river views. Four additional bedrooms, including one with a private balcony, offer room for family & guests. The WALKOUT basement features a spacious rec room with kitchenette, gorgeous wood-paneled office, and a 3pc bath with steam shower. Blending extensive upgrades with timeless craftsmanship, this rare offering invites you to live immersed in the beauty and tranquility of Edmonton's river valley where every day feels like a retreat.

Built in 1981

### Essential Information

MLS® # E4464131

Price \$2,350,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 4,114                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 15415 Rio Terrace Drive |
| Area        | Edmonton                |
| Subdivision | Rio Terrace             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5R 3L1                 |

### Amenities

|           |                                                                                                                                                                    |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Barbecue-Built-In, Closet Organizers, Deck, Detectors Smoke, Patio, Skylight, Sprinkler Sys-Underground, Walkout Basement, Natural Gas BBQ Hookup |
| Parking   | Heated, Triple Garage Attached                                                                                                                                     |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dryer, Hood Fan, Oven-Microwave, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two, Oven Built-In-Two |
| Heating           | See Remarks, Natural Gas                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Tile Surround                                                                                                                                        |
| Stories           | 3                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                       |

### Exterior

|                   |                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                                                                  |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Hillside, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, River Valley View, River View, Schools, Shopping Nearby |
| Roof              | Flat, Cedar Shakes                                                                                                                                                                                                            |
| Construction      | Wood, Stucco                                                                                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                            |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 22            |

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Listing information last updated on November 4th, 2025 at 6:17am MST