

## \$370,000 - 542 River Pt, Edmonton

MLS® #E4439386

**\$370,000**

4 Bedroom, 2.00 Bathroom, 868 sqft

Single Family on 0.00 Acres

Kernohan, Edmonton, AB

Single Detached!, No Condo Fees!, Great location! and exceptional Backyard! Beautifully upgraded 4 bedrooms and two full bathrooms bi-level located right by the River Valley. The total amount of living space which is over 1500sqf will satisfy the needs of ALL. Two living rooms, up and down. One full bath on main floor and another one in the basement that does not feel like it because of the huge windows around !. 2 bedrooms on each floor! . Newer windows installed few years back as well as the Roof, Kitchen upgraded, Flooring, Paint, Brand New Furnace, Low maintenance backyard!. Enclosed in River Point community where kids can play outside without worries gated neighbourhood with great neighbours on both sides, close to Anthony Henday, Victoria Trail, & Yellowhead Trail as well as to Schools, Shopping & Playground. A True neighbourhood community!

Built in 1993

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439386  |
| Price          | \$370,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 868       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1993                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 542 River Pt |
| Area        | Edmonton     |
| Subdivision | Kernohan     |
| City        | Edmonton     |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T5A 4Z3      |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Carbon Monoxide Detectors, No Animal Home, No Smoking Home |
| Parking   | 2 Outdoor Stalls, Front Drive Access, Stall, See Remarks                      |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Oven-Built-In, Washer |
| Heating      | Forced Air-1, Natural Gas                                  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Cross Fenced, Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Anne Fitzgerald |
| Middle     | John D Bracco   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 35        |
| HOA Fees       | 50             |
| HOA Fees Freq. | Monthly        |

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Listing information last updated on July 1st, 2025 at 1:48pm MDT