

\$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

MLS® # E4423688

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 | 11 |
| Zoning | Zone 22 |

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Listing information last updated on March 14th, 2025 at 10:17am MDT