

\$330,000 - 329 River Point, Edmonton

MLS® #E4451798

\$330,000

3 Bedroom, 2.00 Bathroom, 1,536 sqft

Single Family on 0.00 Acres

Kernohan, Edmonton, AB

Located on a spacious corner lot in Kernohan this 4-level split offers a functional layout and plenty of space for future updates. The main floor features a bright bay window in the living room, an open dining area and a kitchen with rich cabinetry, stainless steel appliances and tile finishes. Upstairs includes 3 well-sized bedrooms and an updated full bath. The lower level features a cozy family room with a gas fireplace, feature wall and direct access to the backyard. The finished basement includes a rec room, vanity nook, open closet and laundry. Outside the fenced yard offers a pergola-topped deck, mature trees and is fully fenced. A paved side driveway provides convenient parking for multiple vehicles and room for an RV. Close to schools, parks, walking trails and major routes this home presents a great opportunity for buyers looking to personalize a property in a family-friendly neighbourhood.

Built in 1994

Essential Information

| | |
|------------|-----------|
| MLS® # | E4451798 |
| Price | \$330,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 1,536 |
| Acres | 0.00 |
| Year Built | 1994 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 329 River Point |
| Area | Edmonton |
| Subdivision | Kernohan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 4Z4 |

Amenities

| | |
|-----------|-------------------------------------------------|
| Amenities | Detectors Smoke, No Smoking Home, Parking-Extra |
| Parking | Parking Pad Cement/Paved, RV Parking |

Interior

| | |
|--------------|------------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door, Mantel |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Transportation, River Valley View, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------------------|
| Elementary | Belmont School |
| Middle | John D. Bracco School |
| High | Eastglen School |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 6th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 35 |
| HOA Fees | 50 |
| HOA Fees Freq. | Annually |

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