

## \$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 | 47               |
| Zoning         | Zone 35          |
| HOA Fees       | 50               |
| HOA Fees Freq. | Annually         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 23rd, 2025 at 4:47am MDT