

## \$300,000 - 176 River Point(e), Edmonton

MLS® #E4453864

**\$300,000**

3 Bedroom, 2.00 Bathroom, 874 sqft

Single Family on 0.00 Acres

Kernohan, Edmonton, AB

Property is sold "as is, where is at the time of possession". No warranties or representation.

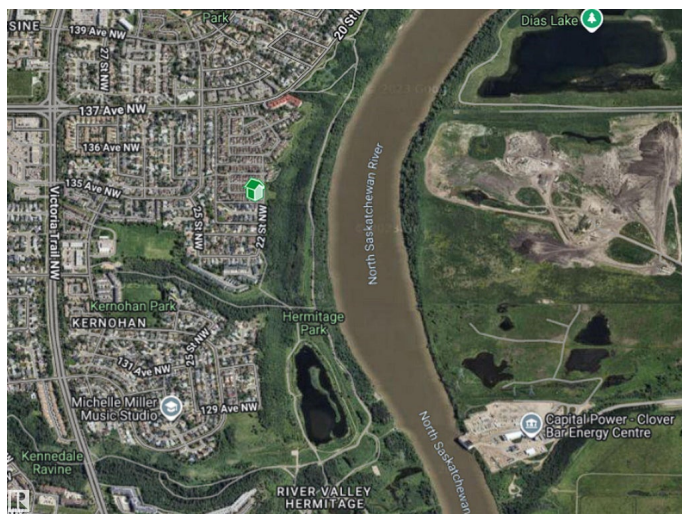
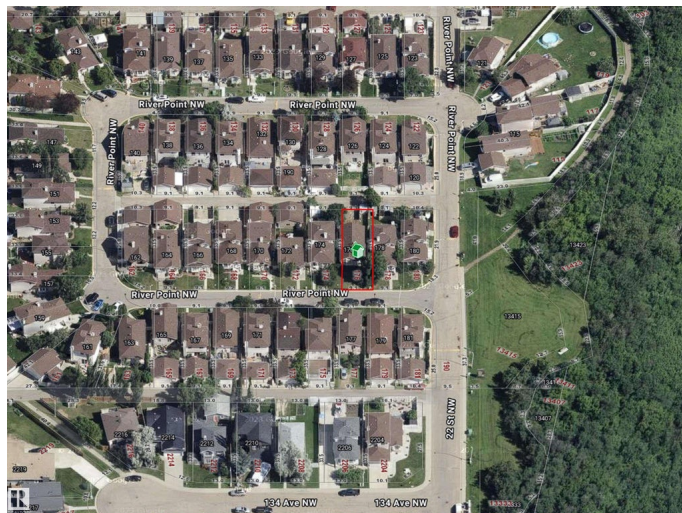
Built in 1993

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453864               |
| Price          | \$300,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 874                    |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 176 River Point(e) |
| Area        | Edmonton           |
| Subdivision | Kernohan           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 4Y5            |



## Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

## Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Stucco                                      |
| Exterior Features | Back Lane, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Stucco                                      |
| Foundation        | Concrete Perimeter                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 35           |
| HOA Fees       | 50                |
| HOA Fees Freq. | Monthly           |

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Listing information last updated on August 25th, 2025 at 12:32am MDT