

\$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	20
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 August 26th, 2025 at 6:32am MDT