

## \$4,295,000 - 15309 Rio Terrace Drive, Edmonton

MLS® #E4445997

**\$4,295,000**

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® # | E4445997    |
| Price  | \$4,295,000 |



|                |                        |
|----------------|------------------------|
| 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    | July 4th, 2025 |
| Days on Market | 108            |
| Zoning         | Zone 22        |

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Listing information last updated on October 20th, 2025 at 8:32pm MDT