

Courtesy Of Mauricio Niemeyer Of Liv Real Estate

\$1,045,000 - 296 Rhatigan Rd W, Edmonton

MLS® #E4433667

\$1,045,000

6 Bedroom, 4.00 Bathroom, 3,116 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

4+2 Bedrooms, 4 Bathrooms and a Heated Triple Attached Garage is a stone's throw to the River Valley! Rhatigan Ridge is a prestigious, mature SW Neighborhood. This Gem was built when Homes were made to last AND YET it has been modernized in every possible way! With a Newer Roof and Deck; you're nestled among an abundance of green-space and close to 2 big parks. Enjoy Country living; in the heart of the City! Just minutes to the Henday, Whitemud DR & Riverbend Square Shopping Centre; getting anywhere is effortless! Newer Solar Panels cost over \$22K, but you don't pay a thing for 8 months out of the year! This Home has Triple PVC Windows; & the Built-in Miele Appliances in your kitchen will be the envy of any serious chef! The Primary Suite is so big it's almost an Apartment onto itself; walk-in closet, reading nook with a bay window, soaker tub and a walk-in shower. The finished Basement and Private Backyard make this one of the BEST Real Estate Investments in the City! "Some photos were virtually staged"

Built in 1990

Essential Information

MLS® #	E4433667
Price	\$1,045,000



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,116
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	296 Rhatigan Rd W
Area	Edmonton
Subdivision	Rhatigan Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1C6

Amenities

Amenities	On Street Parking, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Skylight, Vaulted Ceiling, Solar Equipment
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
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Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Earl Buxton School
Middle	Riverbend School
High	Lillian Osborne School

Additional Information

Date Listed	May 1st, 2025
Days on Market	50
Zoning	Zone 14

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