

\$743,888 - 19 Rhatigan Road, Edmonton

MLS® #E4420713

\$743,888

4 Bedroom, 4.00 Bathroom, 2,544 sqft
Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

This spacious two storey, a former show home, had many upgrades including kitchen, bathrooms & staircase and a 'retro' bar in basement. The interior decor is refreshingly different with a Southwestern style. High angular vaulted ceilings, living room with hardwood floors & 3 sided fireplace, formal dining room, large kitchen & breakfast nook opening onto the sun drenched deck & big backyard. Cozy family room with gas fireplace. The MAIN FLOOR BEDROOM, currently used as an office, & 3 PCE BATH would be ideal for a grandparent. Laundry room has direct access to the oversize garage. Three bedrooms upstairs, 4 pce family bathroom, the primary bedroom has a big walk-in closet with window & 4 pce ensuite. The basement is perfect for family fun with a wet bar & plenty of space for games, 3 pce bath w/steam shower, hobby room & storage room. Great location within walking distance to public & Catholic elementary schools, community league & easy access to Whitemud Fwy. You'll love living in this neighbourhood!

Built in 1986

Essential Information

MLS® #	E4420713
Price	\$743,888



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,544
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	19 Rhatigan Road
Area	Edmonton
Subdivision	Rhatigan Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1N1

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Gazebo, No Smoking Home, Vaulted Ceiling, Wet Bar, Wood Windows, Natural Gas BBQ Hookup
Parking Spaces	5
Parking	Double Garage Attached, Front Drive Access, Insulated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Three Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Cedar Shakes
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	E Buxton/St Mary/Monica
Middle	Riverbend/Arch J MacNeil
High	L Osborne/Mo M Mary

Additional Information

Date Listed	February 7th, 2025
Days on Market	63
Zoning	Zone 14

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