

\$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 | 69 |
| Zoning | Zone 14 |

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Listing information last updated on April 17th, 2025 at 5:02pm MDT