

# \$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	55
Zoning	Zone 14

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