

Courtesy Of Mauricio Niemeyer Of Liv Real Estate

\$1,085,000 - 296 Rhatigan Rd W, Edmonton

MLS® #E4433667

\$1,085,000

6 Bedroom, 4.00 Bathroom, 3,116 sqft

Single Family on 0.00 Acres

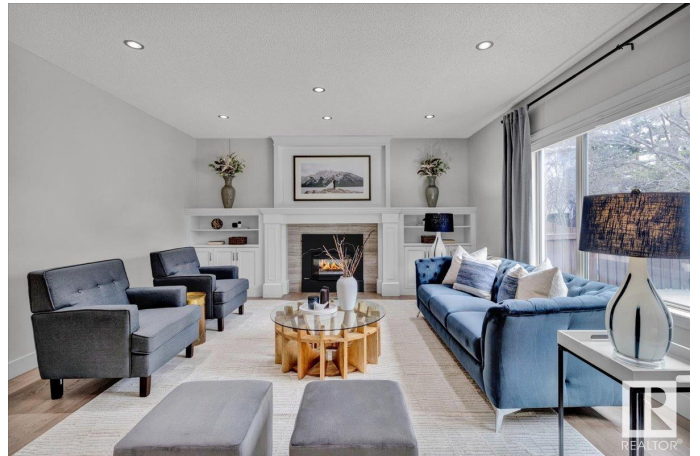
Rhatigan Ridge, Edmonton, AB

4+2 Bedrooms, 4 Bathrooms and a Heated Triple Attached Garage is a stoneâ€™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 â€™ has been modernized in every possible way! With a Newer Roof and Deck; youâ€™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 itâ€™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 | \$1,085,000 |



| | |
|----------------|------------------------|
| 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 |
|----------|---------------------|

| | |
|-------------------|---|
| 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 | 4 |
| Zoning | Zone 14 |

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Listing information last updated on May 5th, 2025 at 2:47pm MDT