

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	54
Zoning	Zone 14

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