

## \$738,800 - 19 Rhatigan East Road, Edmonton

MLS® #E4431866

**\$738,800**

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® # E4431866

Price \$738,800



|                |                        |
|----------------|------------------------|
| 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 East 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, Freezer, 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    | April 19th, 2025 |
| Days on Market | 58               |
| Zoning         | Zone 14          |

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Listing information last updated on June 16th, 2025 at 3:17pm MDT