

Courtesy Of Dave Cousins Of RE/MAX River City

# **\$1,245,300 - 470 Rooney Crescent, Edmonton**

MLS® #E4450900

**\$1,245,300**

4 Bedroom, 2.50 Bathroom, 3,618 sqft

Single Family on 0.00 Acres

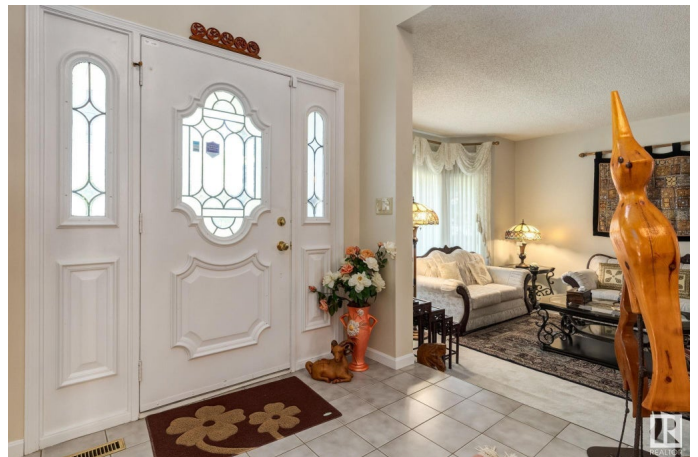
Rhatigan Ridge, Edmonton, AB

Attention nature lovers! Welcome to Terwillegar Park Estates I, one of Edmonton's most family-friendly communities. This spacious Candelier-built former show home, with a TRIPLE CAR GARAGE, enjoys a prime location overlooking the serene river valley with trails for summer hikes and winter cross-country skiing. Inside, the main floor features a large living/dining room, den, granite kitchen, family room with wood-burning fireplace, and a sunroom opening to the terraced south-facing backyard. Upstairs, a curved staircase leads to 4 bedrooms, a second den, and a 5-piece family bath. The primary suite boasts a 5-piece ensuite. Updates includes newer triple-pane windows, two Amana high-efficiency furnaces (2012) and new roof (2014). Conveniently close to schools, U of A bus service, SW Rec Centre, shopping, and Anthony Henday Drive. Enjoy peaceful evenings surrounded by nature.

Built in 1985

## **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | E4450900    |
| Price     | \$1,245,300 |
| Bedrooms  | 4           |
| Bathrooms | 2.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 3,618                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 470 Rooney Crescent |
| Area        | Edmonton            |
| Subdivision | Rhatigan Ridge      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 1C8             |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | Air Conditioner, Skylight, Vaulted Ceiling, Vinyl Windows |
| Parking   | Triple Garage Attached                                    |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                    |
| Stories           | 2                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Partially Finished                                                                                     |

### Exterior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                        |
| Exterior Features | Corner Lot, Landscaped, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Private Setting, Ravine View, River Valley View, Schools, Shopping Nearby, Sloping Lot, Treed Lot |
| Roof              | Cedar Shakes                                                                                                                                                                              |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 1st, 2025

Days on Market                2

Zoning                            Zone 14

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Listing information last updated on August 2nd, 2025 at 11:32pm MDT