

## \$719,900 - 214 Rhatigan Road, Edmonton

MLS® #E4453245

**\$719,900**

4 Bedroom, 3.00 Bathroom, 2,047 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Welcome to this beautifully updated, fully finished 2 storey home in Rhatigan Ridge! The main floor welcomes you with soaring vaulted ceilings through the front formal living & dining room spaces. Sprawling the back of the home is a family room w/ gas fireplace and an updated galley kitchen featuring granite countertops, stainless steel appliances and an eat in breakfast nook. Completing this main level is a laundry / 2 piece bathroom and access to your oversized double garage! Upstairs features a renovated 4 piece bathroom and 4 bedrooms incl. the Primary Suite w/ walk-in closet and updated 3 piece ensuite. The basement is fully finished with a large rec room, 2 piece bathroom and plenty of storage space! The breakfast nook has access to the beautifully manicured backyard, with many perennials throughout and a side yard access gate! A prime Riverbend location, with walkable schools, parks and easy access to the Whitemud & Anthony Henday!

Built in 1984

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453245  |
| Price     | \$719,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,047                  |
| Acres          | 0.00                   |
| Year Built     | 1984                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 214 Rhatigan Road |
| Area        | Edmonton          |
| Subdivision | Rhatigan Ridge    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 1G1           |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                                               |
| Parking        | Double Garage Attached                                                                          |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                           |
| Fireplaces        | Insert, Mantel, Stone Facing                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Brick |
|----------|-------------|

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                          |
| Construction      | Wood, Brick                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 14           |

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Listing information last updated on August 24th, 2025 at 8:02am MDT