

## \$718,000 - 19 Rhatigan Road, Edmonton

MLS® #E4449682

**\$718,000**

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® # E4449682

Price \$718,000



|                |                        |
|----------------|------------------------|
| 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 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, 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    | July 25th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 14         |

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Listing information last updated on August 3rd, 2025 at 7:47am MDT