

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 |
|----------|---------------------|

|                   |   |
|-------------------|---|
| 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 | 62            |
| Zoning         | Zone 14       |

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Listing information last updated on July 2nd, 2025 at 7:32am MDT