

## \$549,900 - 701 Revell Crescent, Edmonton

MLS® #E4464936

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,908 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Welcome to the desirable community of Rhatigan Ridge (Riverbend). It offers over 1900 sq ft of above-grade living space, featuring 4 bedrooms, 3.5 bathrooms, and a double attached garage. As you enter the foyer, youâ€™ll immediately feel welcomed. Bright living and dining area, creating an inviting atmosphere. The kitchen is equipped with ample cabinetry, opening seamlessly to the rear family room and walking out to a sunny south-facing backyard with a four season sunroom â€“ perfect for relaxing or entertaining. A powder room and laundry area complete the main floor. Upstairs, the primary bedroom includes a 4-piece ensuite, while two additional bedrooms and another 4-piece bath complete the upper level. The fully finished basement adds valuable living space with a comfortable family room, one bedroom, and plenty of storage. No Pets, a non-smoking home, newer roof, newer HWT, kitchen and bathrooms. Conveniently located near schools, shopping, parks, and amenities, with easy access to Whitemud Drive.

Built in 1990

### Essential Information

MLS® # E4464936

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,908                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 701 Revell Crescent |
| Area        | Edmonton            |
| Subdivision | Rhatigan Ridge      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 2G1             |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                        |
| Parking        | Double Garage Attached                                   |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                  |
| Fireplace         | Yes                                                                                                                        |
| Fireplaces        | Mantel                                                                                                                     |
| Stories           | 3                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Finished                                                                                                             |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Corner Lot, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | Earl Buxton School |
| Middle     | Riverbend School   |
| High       | Strathcona School  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 14            |

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Listing information last updated on November 17th, 2025 at 1:47pm MST