

## \$948,800 - 170 Roy Street, Edmonton

MLS® #E4448171

**\$948,800**

6 Bedroom, 3.50 Bathroom, 2,871 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Welcome to Terwillegar Estates â€” a coveted community known for its family-friendly atmosphere and timeless charm. This spacious two-storey home offers 6 bedrooms and 3.5 bathrooms, providing exceptional space for growing families or multi-generational living. The main floor greets you with a formal living room and dining room, ideal for entertaining, alongside a family-sized kitchen with ample cabinetry, walk in pantry and room for casual dining. Adjacent is a cozy family room with a gas fireplace and built in cabinetry. Upstairs, youâ€™ll find 4 generous bedrooms, including a primary suite with ensuite bath. The fully finished basement features a large recreation room with a classic wood-burning fireplace, offering versatile space for games, gym or gatherings. A rare triple attached garage adds to the convenience, all nestled on a quiet street in prestigious and family friendly neighbourhood â€” close to parks, schools, and amenities. Your opportunity to make this well-appointed family home your own!

Built in 1989

### Essential Information

MLS® # E4448171

Price \$948,800



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,871
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	170 Roy Street
Area	Edmonton
Subdivision	Rhatigan Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2A8

### Amenities

Amenities	Closet Organizers, Deck, Sprinkler Sys-Underground
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Schools, Shopping Nearby

Roof	See Remarks
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	4
Zoning	Zone 14

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