

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

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MLS® #E4453245

**\$719,900**

4 Bedroom, 3.50 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, 3 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	3.50



Full Baths	3
Half Baths	1
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
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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	1
Zoning	Zone 14

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Listing information last updated on August 16th, 2025 at 2:32pm MDT