

## **\$850,000 - 292 Rhatigan Road, Edmonton**

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MLS® #E4440856

**\$850,000**

5 Bedroom, 3.00 Bathroom, 3,286 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

This is a one owner home, custom built by ACE Lange Homes. This beautiful home boasts of care and lots of room. Large formal dining room, open concept kitchen and sunken family room with fireplace. Master bedroom with full 4 piece bathroom with large jacuzzi tub. Total of 4 bedrooms upstairs & 1 in the basement. 2 back door entrances (1 private entrance to bsmt office). Numerous upgrades incl: 2 new furnaces (2 yrs ago), 5 year old HWT, new fridge (6 months old), newer shingles 2 years ago. Kitchen has double oven, compactor, built in Jennaire grill. Basement is roughed in for mother in-law suite, family room and roughed in fireplace. Office in bsmt has an attached 2 piece bathroom - can be used as a bedroom. Enjoy the summer nights on your large deck in your private backyard. Home has a oversized attached garage with large door.



Built in 1983

### **Essential Information**

MLS® #	E4440856
Price	\$850,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	2

Square Footage	3,286
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	292 Rhatigan Road
Area	Edmonton
Subdivision	Rhatigan Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1C6

### **Amenities**

Amenities	Ceiling 10 ft., Deck, Exterior Walls- 2"x6", No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Over Sized

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Riverbend playschool
Middle	Earl Buxton
High	Lillian Osbourne

**Additional Information**

Date Listed	June 6th, 2025
Days on Market	38
Zoning	Zone 14

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