

## \$925,000 - 292 Rhatigan Road, Edmonton

MLS® #E4440856

**\$925,000**

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      | \$925,000 |
| 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 | 10             |
| Zoning         | Zone 14        |

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Listing information last updated on June 16th, 2025 at 3:17am MDT