

## \$528,888 - 861 Ryan Place, Edmonton

MLS® #E4430961

**\$528,888**

4 Bedroom, 3.00 Bathroom, 1,346 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Bright & open 2 bedroom plus den bungalow located at sought after Rhatigan Ridge w/close proximity to schools, parks, bus and shopping. Freshly painted w/ recent upgrades including newer concrete driveway, shingles, hot water tank & air conditioning. The inviting front entrance boasts ceramic tiled floor & soaring ceiling. Cozy living room w/ gas fireplace & large windows flooded w/ natural light. Open kitchen w/ oak cabinets, ceramic tiled backsplash, eating nook w/built in cabinets & patio door to sundeck & fully fenced backyard. Primary bedroom features walk in closet & 4 pcs ensuite w/jacuzzi. Second bedroom just steps from the main bath. Sunny den at front w/built in shelves provides a great space for a home office. Basement fully finished w/ huge family room, den, 2 bedrooms, 3 pcs bath and utility room w/ample storage. Ideally located w/easy access to recreation centre, library, Anthony Henday and Whitemud freeway. Excellent value.

Built in 1995

### Essential Information

MLS® # E4430961

Price \$528,888

Bedrooms 4

Bathrooms 3.00



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,346                  |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 861 Ryan Place |
| Area        | Edmonton       |
| Subdivision | Rhatigan Ridge |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6R 2N1        |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Deck, Gazebo                      |
| Parking Spaces | 3                                 |
| Parking        | Double Garage Attached, Insulated |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Corner Lot, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 14          |

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Listing information last updated on April 20th, 2025 at 4:17pm MDT