

## \$578,800 - 209 Rhatigan Road, Edmonton

MLS® #E4447191

**\$578,800**

4 Bedroom, 2.50 Bathroom, 2,011 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Great location for a young family, steps from St Mary Catholic & Earl Buxton Elementary schools! This is the ideal entry level home, built by Birkholz Homes, in a highly sought after family neighbourhood close to playgrounds, Community League & bus to U of A. Situated just a short walk from Terwillegar Park & the river valley with its peaceful wilderness trails, near shopping in Riverbend Square & quick access to Whitemud Fwy. The present owner is an avid gardener who has created a beautiful perennial garden. Spacious foyer, large living/dining room, oak kitchen, family room with wood burning fireplace, 2 piece guest bathroom complete the main floor. Direct access from the hallway to the heated double attached garage. There are **FOUR BEDROOMS & 2 BATHROOMS** upstairs. The primary has a 3 pce ensuite. The basement is partially developed with the perimeter walls insulated and drywalled which would make it a great area for children to play. The laundry is also there. Renovate & make it your for ever home!

Built in 1983

### Essential Information

MLS® # E4447191

Price \$578,800



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,011
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	209 Rhatigan Road
Area	Edmonton
Subdivision	Rhatigan Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1A2

### Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home, Sprinkler Sys-Underground
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	10
Zoning	Zone 14

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