

\$535,800 - 861 Ryan Place, Edmonton

MLS® #E4430961

\$535,800

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

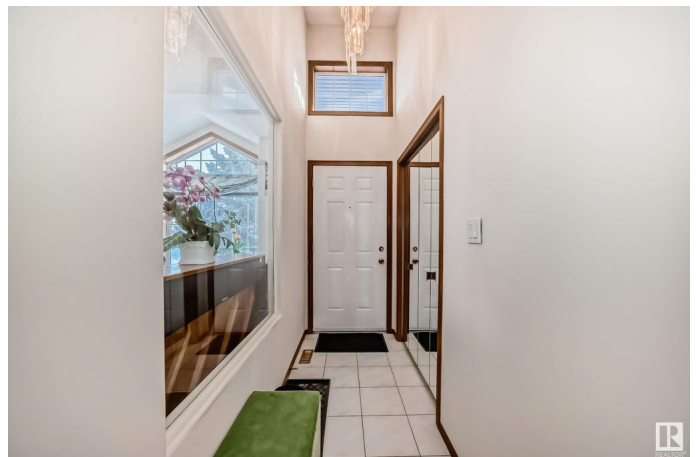
Essential Information

MLS® # E4430961

Price \$535,800

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 |

School Information

| | |
|------------|---------------------------|
| Elementary | Earl Buxton |
| Middle | Archbishop Joseph MacNeil |
| High | Lillian Osborne High |

Additional Information

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

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Listing information last updated on April 30th, 2025 at 7:32pm MDT