

## \$530,000 - 861 Ryan Place, Edmonton

MLS® #E4439894

**\$530,000**

4 Bedroom, 3.00 Bathroom, 1,350 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Beautiful move-in ready bungalow located on a spacious corner lot in the sought-after community of Rhatigan Ridge! This well-maintained 4-bedroom, 3-bath home offers a bright and functional layout, perfect for families. The main floor features a welcoming front office, cozy fireplace in the living area, and a generous primary suite with a walk-in closet and private ensuite. The finished basement provides a large open space ideal for a rec room, home gym, or additional living area. Enjoy summer days in the nicely landscaped and private backyard. Additional highlights include new flooring on main floor, a 2 year old roof, Central Vac, Built in oak cabinets and shelves, garburator, central air conditioning, an attached double garage, and great curb appeal. All located in a quiet, friendly neighborhood close to excellent schools, shopping, parks, and trails. This is a fantastic opportunity to own a turnkey home in one of Edmonton's most desirable areas!

Built in 1995

### Essential Information

MLS® #	E4439894
Price	\$530,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,350
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	Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### 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, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, No Back Lane, Playground Nearby,

	Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	15
Zoning	Zone 14

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