

## \$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

### **School Information**

Elementary	Earl Buxton
Middle	Archbishop Joseph MacNeil
High	Lillian Osborne High

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	13
Zoning	Zone 14

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Listing information last updated on April 28th, 2025 at 5:47am MDT