

## **\$599,900 - 833 Ryan Place, Edmonton**

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MLS® #E4446078

**\$599,900**

5 Bedroom, 3.50 Bathroom, 1,745 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Welcome to this well-maintained, air-conditioned family home in the highly desirable Rhatigan Ridge community of Riverbend! Situated on a quiet street with a sunny southwest-facing backyard, this home offers exceptional convenience within walking distance to Earl Buxton and St. Mary Catholic Schools, Riverbend Square Shopping Centre, banks, medical and dental clinics, and the public library. The bright main floor boasts vaulted ceilings, a spacious kitchen with SS appliances and quartz countertops, a generous dining area, cozy family room with gas fireplace, main floor laundry, and a 2-piece bathroom. Luxury vinyl plank flooring flows throughout the main and upper levels. Upstairs features 3 bedrooms and a 4-pc bathroom, including a large primary suite with walk-in closet and 5pc ensuite. The fully finished basement provides 2 additional bedrooms, a 4-pc bathroom, and a second kitchenâ€”offering great flexibility for extended family or guests. A fantastic place to call home!



Built in 1997

### **Essential Information**

MLS® #                      E4446078

Price                         \$599,900

Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,745
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	833 Ryan Place
Area	Edmonton
Subdivision	Rhatigan Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2N1

### Amenities

Amenities	Air Conditioner, Deck, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings, Refrigerators-Two, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Earl Buxton School
Middle	Riverbend School
High	Lillian Osborne School

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	7
Zoning	Zone 14

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