

## \$599,900 - 14815 39 Avenue, Edmonton

MLS® #E4447320

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,248 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Welcome to your dream home in sought after community of Rhatigan Ridge! This beautiful home is ideally located within walking distance to two K-6 schools (Earl Buxton & St. Mary), scenic river valley trails, parks, shopping, and more. Featuring 4 bedrooms and 3 full bathrooms, this home has been thoughtfully updated and is completely move-in ready. The inviting main floor showcases vaulted ceilings and bright formal living and dining areas. Enjoy the renovated kitchen with modern cabinetry, corian countertops, and upgraded appliances, along with two renovated bathrooms for added comfort and style. There's room for the whole family with a spacious rec room on the third level, with a cozy wood-burning fireplace, a fourth bedroom, laundry, and a full bathroom. The fourth level offers an additional rec room, storage space, a H/E furnace, and a newer hot water tank. Outside, you'll find a large, private backyard in a safe and family-friendly neighbourhood. Get in before school starts!

Built in 1985

### Essential Information

MLS® # E4447320

Price \$599,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,248
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	14815 39 Avenue
Area	Edmonton
Subdivision	Rhatigan Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1J6

### **Amenities**

Amenities	Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	12
Zoning	Zone 14

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