

\$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	11
Zoning	Zone 14

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