

## \$642,900 - 858 Ryan Place, Edmonton

MLS® #E4454110

**\$642,900**

3 Bedroom, 3.50 Bathroom, 1,593 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Custom built, renovated & meticulously maintained, this home is exquisite inside & out! You'll be welcomed by gorgeous no maintenance landscaping, soaring ceilings & an abundance of natural light. The main floor features a beautiful living area with a huge picture window, a powder room, convenient laundry/boot room with lots of storage & access to the garage. The kitchen & dining area offersÂ plenty of space for family dinners & get-togethers, lots of counter/cabinet storage as well as access to your very own spectacular backyard sanctuary, perfect for entertaining or just relaxing & soaking up some sun. Upstairs, the primary suite with a gorgeous spa-like ensuite, lovely flexible loft space, a second bedroom and another fresh & beautiful full bath. Downstairs is fully finished featuring another living area perfect for movie nights, a full bath with dual access to a third bedroom & plenty of room for a fourth bedroom if need be. Fantastic location just steps away from Riverbend Square, Safeway and more!

Built in 1996

### Essential Information

MLS® # E4454110

Price \$642,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,593
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	858 Ryan Place
Area	Edmonton
Subdivision	Rhatigan Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2N1

### Amenities

Amenities	On Street Parking, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 21st, 2025
Days on Market	16
Zoning	Zone 14

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