

\$530,000 - 861 Ryan Place, Edmonton

MLS® #E4439894

\$530,000

4 Bedroom, 3.00 Bathroom, 1,350 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Beautiful move-in ready bungalow located on a spacious corner lot in the sought-after community of Rhatigan Ridge! This well-maintained 4-bedroom, 3-bath home offers a bright and functional layout, perfect for families. The main floor features a welcoming front office, cozy fireplace in the living area, and a generous primary suite with a walk-in closet and private ensuite. The finished basement provides a large open space ideal for a rec room, home gym, or additional living area. Enjoy summer days in the nicely landscaped and private backyard. Additional highlights include new flooring on main floor, a 2 year old roof, Central Vac, Built in oak cabinets and shelves, garburator, central air conditioning, an attached double garage, and great curb appeal. All located in a quiet, friendly neighborhood close to excellent schools, shopping, parks, and trails. This is a fantastic opportunity to own a turnkey home in one of Edmonton's most desirable areas!

Built in 1995

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4439894 |
| Price | \$530,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |



| | |
|----------------|------------------------|
| Full Baths | 3 |
| Square Footage | 1,350 |
| 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 | Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, Natural Gas BBQ Hookup |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

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, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, No Back Lane, Playground Nearby, |

| | |
|--------------|---|
| | Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 2nd, 2025 |
| Days on Market | 15 |
| Zoning | Zone 14 |

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