# \$699,900 - 832 Ryan PI, Edmonton

MLS® #E4428971

#### \$699,900

5 Bedroom, 3.50 Bathroom, 1,702 sqft Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

EXTENSIVELY RENOVATED|| \$120K spent on upgrades || 2466 sqft of living space || SPACIOUS LOT || Newly built 2-bedroom In-Law Suite with separate entrance | Poly B pipes replaced throughout || Brand new kitchen cabinets & appliances in the main kitchen | New flooring & tiles | New moulding & casing || Freshly painted || Upgraded faucets & plumbing fixtures || All electrical switches, plugs & pot lights upgraded || New front door || New fireplace with stunning feature walls || PRIME LOCATION || Main floor den , Living area, family area with OPEN-TO-ABOVE & a beautiful feature wall || Stunning Kitchen with dining area, Cozy bar area & deck, perfect for hosting or relaxing outdoors || The list of upgrades goes on... no expense spared. DESIRABLE Rhatigan Ridge Community. Nestled in the highly sought-after and safe neighborhood. Only 5 minutes from major highways, 15 minutes to downtown Edmonton, University, West Edmonton Mall & Airport.

Built in 1994

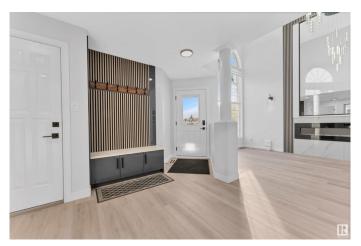
## **Essential Information**

MLS® # E4428971 Price \$699,900

Bedrooms 5
Bathrooms 3.50







Full Baths 3 Half Baths 1

Square Footage 1,702 Acres 0.00 Year Built 1994

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 832 Ryan Pl Area Edmonton

Subdivision Rhatigan Ridge

City Edmonton
County ALBERTA

Province AB

Postal Code T6R 2N1

# **Amenities**

Amenities On Street Parking, Bar, Deck, Detectors Smoke, Guest Suite, No Animal

Home, No Smoking Home

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dryer, Garage Control, Garage Opener, Stove-Electric, Vacuum

Systems, Washer, Refrigerators-Two, Dishwasher-Two, Microwave

Hood Fan-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Remote Control

Stories 3
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Landscaped, Park/Reserve, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 3rd, 2025

Days on Market 2

Zoning Zone 14

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 2:02pm MDT