

## \$599,900 - 833 Ryan Place, Edmonton

MLS® #E4446078

**\$599,900**

5 Bedroom, 3.50 Bathroom, 1,745 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Welcome to this well-maintained, air-conditioned family home in the highly desirable Rhatigan Ridge community of Riverbend! Situated on a quiet street with a sunny southwest-facing backyard, this home offers exceptional convenience within walking distance to Earl Buxton and St. Mary Catholic Schools, Riverbend Square Shopping Centre, banks, medical and dental clinics, and the public library. The bright main floor boasts vaulted ceilings, a spacious kitchen with SS appliances and quartz countertops, a generous dining area, cozy family room with gas fireplace, main floor laundry, and a 2-piece bathroom. Luxury vinyl plank flooring flows throughout the main and upper levels. Upstairs features 3 bedrooms and a 4-pc bathroom, including a large primary suite with walk-in closet and 5pc ensuite. The fully finished basement provides 2 additional bedrooms, a 4-pc bathroom, and a second kitchenâ€”offering great flexibility for extended family or guests. A fantastic place to call home!

Built in 1997

### Essential Information

MLS® # E4446078

Price \$599,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,745                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 833 Ryan Place |
| Area        | Edmonton       |
| Subdivision | Rhatigan Ridge |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6R 2N1        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached                                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Washer, Water Softener, Window Coverings, Refrigerators-Two, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Earl Buxton School     |
| Middle     | Riverbend School       |
| High       | Lillian Osborne School |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 14        |

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Listing information last updated on July 7th, 2025 at 10:47pm MDT