



## Edmonton Alberta

\$575,000

Original owner bungalow tucked into one of the most beautiful pockets of Rhatigan Ridge! Offering over 1,870 sq ft on the main floor, this spacious home presents an incredible opportunity to renovate, reimagine and make it your own. A thoughtful layout features a generous living and dining room, central kitchen with breakfast nook, family room with fireplace, main floor laundry and three bedrooms, including a spacious primary suite with walk-in closet and ensuite. The basement offers a huge recreation room, additional bedroom, bathroom and plenty of storage and unfinished space. Outside, enjoy a beautiful, private SOUTH-FACING backyard surrounded by mature landscaping. Spacious attached garage: 19'1x23'6. Updated ROOF AND FURNACE. (PLUMBING: COPPER). Rare opportunity to bring your vision to life in an established, sought-after neighbourhood on a quiet street with no through traffic - close to Terwillegar Dog Park, ravine trails and amenities at Riverbend Square!! (id:6769)

Bedroom 4 3.46 m X 5.68 m

Recreation room 9.98 m X 5.525 m

Storage 5.63 m X 3.85 m

Living room 5.26 m X 5.59 m

Dining room 5.26 m X 2.52 m

Kitchen 400 m X 3.07 m

Family room 4.11 m X 4.41 m

Primary Bedroom 4.15 m X 5.3 m

Bedroom 2 3.02 m X 3.77 m

Bedroom 3 4.15 m X 3.23 m

Laundry room 2.74 m X 3.24 m

Breakfast 4 m X 2.5 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.riverbendricky.com/>



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