



## Edmonton Alberta

\$358,800

Welcome home to this bright 1921 sq.ft. 2 storey END UNIT townhome in Ryan Estates nestled in Rhatigan Ridge directly across from Riverbend Square, offering unparalleled convenience with shopping, dining, and amenities just steps away. Sunlight streams into the formal dining room, showcasing a charming bay window with serene treeline views. The kitchen boasts white cabinetry, a breakfast nook, and an eating island and is open to the spacious family room featuring a cozy gas fireplace. Step onto the private deck surrounded by trees, enjoying south and west exposures. The primary suite impresses with vaulted ceilings, oversized east-facing windows, a 4-piece ensuite with soaker tub, and a large walk-in closet. Two additional bedrooms, a 4-piece bath, and upstairs laundry complete the upper level. The basement offers a family room, den area, 2-piece bath, and access to the double attached garage. Close to transit, schools, restaurants, groceries, river valley trails, and parks! (id:6769)

Recreation room 6.49 m X 4.1 m

Living room 4.4 m X 4.32 m

Dining room 3.84 m X 3.52 m

Kitchen 3.1 m X 2.89 m

Family room 4.2 m X 3.5 m

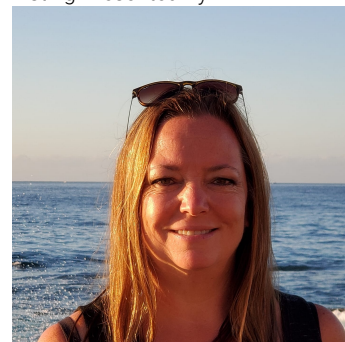
Breakfast 3.03 m X 2.63 m

Primary Bedroom 5.43 m X 3.6 m

Bedroom 2 4.07 m X 3.18 m

Bedroom 3 3.22 m X 3.19 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<http://www.darlenestrang.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
homes4u@corinneoneil.com