



## 647 ROMANIUK Road Edmonton AB

\$989,900

Great location in Rhatigan Ridge! The Ace Lange built 2-storey is close to Terwillegar Park. This large family home offers a great sized oasis-like private yard & 5 bedrooms upstairs with 2 having their own ensuite plus a 5-piece family bathroom! The main floor features an office with built-in cabinets, large living room, dining room area & eat-in kitchen. The family room features a wood-burning fireplace and access to the hot tub and backyard. Completing this level is the laundry room & 3-piece powder room. The basement is developed with a games room, large rumpus room, fireplace, RI for an extra washroom & cold storage. Many updates over the years include: granite counter tops in kitchen, new furnaces 2009, on-demand hot water heater 2011, water softener 2012, new electrical panel 2011, new cedar shakes 2013, eavestrough with leaf guard 2014, triple glazed low-E windows 2014, underground sprinkler system. Bonus, there is small RV parking beside the home.

Listing Presented By:



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