



882 RYAN Place 39 Edmonton AB

\$360,000

A quiet location in Rhatigan Ridge within a short distance to multiple parks. Quick commute to all servicing amenities of Riverbend Square & within catchment of 8 schools. Nearly 2150sf of living space on 3 levels w/3 living areas, 2 dining areas, 3 bedrooms & a double attached garage. Naturally lit great room which extends in the open formal dining for holiday gatherings. Featured double trayed ceiling & decorative columns. Bright kitchen, secondary dining w/direct access to deck & treed yard. Family room highlighted by cozy gas fireplace & oversized window. Powder room & laundry as well as access to garage complete this level. Upper level boasts a generous sized vaulted primary bedroom which can accommodate any furniture arrangement & is complete w/a 4c ensuite w/corner tub, separate shower, plenty of counter space & walkin closet. Additional 2 bedrooms & 4pc bathroom for a growing family. Large rec room on lower level is perfect for all your entertaining or hobby needs. *some virtually staged photos*

Listing Presented By:



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