



470 Rooney cr

Edmonton Alberta

\$998,500

Experience refined living in Rhatigan Ridge, one of Edmonton's safest and most established communities. This solid 3,638 sq. ft. home sits on a massive lot with a south-facing backyard backing directly onto the ravine, offering sun-drenched privacy and immediate access to scenic walking trails. Located on a quiet street with local traffic only, it provides an exceptional and secure setting for families. The main floor is designed for grand-scale entertaining, featuring a formal living room, dining, an expansive granite kitchen, and a family room with a fireplace. The highlight is the four-season sunroom, positioned to capture southern sun and ravine views year-round. The upper level offers a rare layout featuring 4 spacious bedrooms, a large family bonus room, and a second den--which, combined with the main floor office, provides two dedicated workspaces. With top-rated schools, a triple car garage, and updates like a newer roof, windows, and furnaces, this home is a premier opportunity. (id:6769)

Living room 5.35 x 4.24

Dining room 3.97 x 3.53

Kitchen 4.10 x 3.50

Family room 4.12 x 5.31

Sunroom 3.51 x 5.20

Breakfast 4.09 x 3.07

Office 3.38 x 5.23

Laundry room 1.93 x 3.38

Primary Bedroom 4.05 x 5.50

Bedroom 2 4.05 x 4.03

Bedroom 3 3.81 x 5.25

Bedroom 4 5.31 x 4.24

Listing Presented By:



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