



## Edmonton Alberta

\$528,888

Bright & open 2 bedroom plus den bungalow located at sought after Rhatigan Ridge w/close proximity to schools, parks, bus and shopping. Freshly painted w/ recent upgrades including newer concrete driveway, shingles, hot water tank & air conditioning. The inviting front entrance boasts ceramic tiled floor & soaring ceiling. Cozy living room w/ gas fireplace & large windows flooded w/ natural light. Open kitchen w/ oak cabinets, ceramic tiled backsplash, eating nook w/built in cabinets & patio door to sundeck & fully fenced backyard. Primary bedroom features walk in closet & 4 pcs ensuite w/jacuzzi. Second bedroom just steps from the main bath. Sunny den at front w/built in shelves provides a great space for a home office. Basement fully finished w/ huge family room, den, 2 bedrooms, 3 pcs bath and utility room w/ample storage. Ideally located w/easy access to recreation centre, library, Anthony Henday and Whitemud freeway. Excellent value. (id:6769)

Family room 4.25 m X 9.91 m

Bedroom 3 2.63 m X 3.55 m

Bedroom 4 2.62 m X 3.26 m

Utility room 2.58 m X 8.79 m

Living room 3.05 m X 5.65 m

Dining room 2.85 m X 3.86 m

Kitchen 2.83 m X 4.19 m

Den 4.41 m X 3.32 m

Primary Bedroom 3.35 m X 4.46 m

Bedroom 2 4.15 m X 2.57 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

**ROYAL LEPAGE**  
Locations West Realty

**Royal LePage Locations West Realty**

484 Main Street, Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.