

## \$642,900 - 858 Ryan Place, Edmonton

MLS® #E4454110

**\$642,900**

3 Bedroom, 3.50 Bathroom, 1,593 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Custom built, renovated & meticulously maintained, this home is exquisite inside & out! You'll be welcomed by gorgeous no maintenance landscaping, soaring ceilings & an abundance of natural light. The main floor features a beautiful living area with a huge picture window, a powder room, convenient laundry/boot room with lots of storage & access to the garage. The kitchen & dining area offersÂ plenty of space for family dinners & get-togethers, lots of counter/cabinet storage as well as access to your very own spectacular backyard sanctuary, perfect for entertaining or just relaxing & soaking up some sun. Upstairs, the primary suite with a gorgeous spa-like ensuite, lovely flexible loft space, a second bedroom and another fresh & beautiful full bath. Downstairs is fully finished featuring another living area perfect for movie nights, a full bath with dual access to a third bedroom & plenty of room for a fourth bedroom if need be. Fantastic location just steps away from Riverbend Square, Safeway and more!

Built in 1996

### Essential Information

MLS® # E4454110

Price \$642,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,593                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 858 Ryan Place |
| Area        | Edmonton       |
| Subdivision | Rhatigan Ridge |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6R 2N1        |

### Amenities

|           |                                                                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                                                                                |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                      |
| Fireplaces        | Mantel, Stone Facing                                                                                                                                     |
| Stories           | 3                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                           |

### Exterior

|                   |                                                                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                                                                |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                  |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 27                |
| Zoning         | Zone 14           |

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Listing information last updated on September 17th, 2025 at 11:17am MDT