

\$599,900 - 14815 39 Avenue, Edmonton

MLS® #E4443015

\$599,900

4 Bedroom, 3.00 Bathroom, 1,248 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Welcome to your dream home in desirable Rhatigan Ridge! This beautifully maintained 4-level split is ideally located within walking distance to two schools, scenic river valley trails, parks, shopping, and more. Featuring 4 bedrooms and 3 full bathrooms, this home has been thoughtfully updated and is completely move-in ready. Enjoy the renovated kitchen with modern cabinetry, sleek countertops, and upgraded appliances, along with two renovated bathrooms for added comfort and style. There's a room for the whole family with a spacious rec room on the third level, complete with a cozy wood-burning fireplace, a fourth bedroom, laundry, and a full bathroom. The fourth level offers an additional rec room, storage space, a high-efficiency furnace, and a newer hot water tank. The inviting main floor showcases vaulted ceilings and bright formal living and dining areas. Outside, you'll find a large, private backyard in a safe and family-friendly neighbourhood. This is the one you've been waiting for!

Built in 1985

Essential Information

MLS® # E4443015

Price \$599,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,248
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	14815 39 Avenue
Area	Edmonton
Subdivision	Rhatigan Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1J6

Amenities

Amenities	Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 18th, 2025
Days on Market	13
Zoning	Zone 14

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 1st, 2025 at 11:32am MDT