# \$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 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

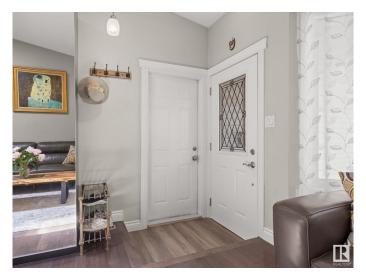
#### **Essential Information**

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

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