

\$679,000 - 823 Richards Crescent, Edmonton

MLS® #E4455472

\$679,000

4 Bedroom, 3.50 Bathroom, 2,167 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

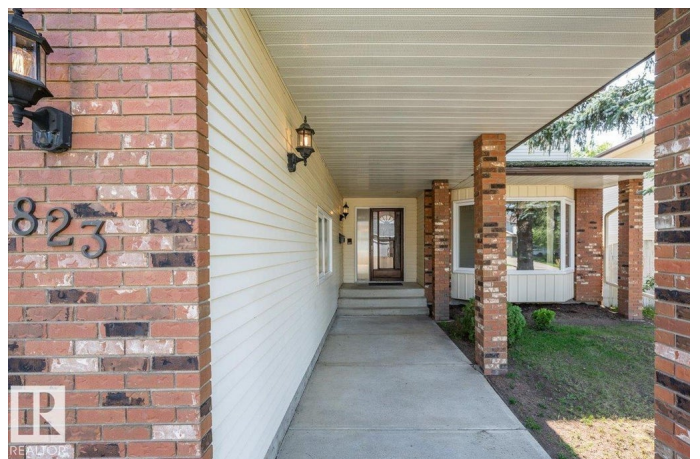
Great location for a young family, steps from St Mary Catholic & Earl Buxton Elementary schools. This spacious two storey is in a highly sought after neighbourhood close to playgrounds, Community League & bus to U of A. This home sits on an amazing 10,812 sq ft lot with a southeast facing yard where your children can enjoy playing outdoors. Just a short walk to Terwillegar Park & the river valley with its peaceful wilderness trails, near shopping in Riverbend Square & quick access to Whitemud Fwy. Spacious foyer with tile flooring, formal living room, H/W floors in dining room/flexroom, kitchen & breakfast nook with oak cabinets, quartz counters, & stainless steel appliances. Family room has a wood burning fireplace & patio doors opening onto the huge yard. A two pce guest bath & laundry complete the main floor. There are **FOUR BEDROOMS & TWO FULL BATHROOMS UPSTAIRS**. Fully finished basement ideal for family fun with recreation room, den/hobby room, 3 pce bath & storage. Make this your 'forever' home!

Built in 1982

Essential Information

MLS® # E4455472

Price \$679,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,167
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	823 Richards Crescent
Area	Edmonton
Subdivision	Rhatigan Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1B4

Amenities

Amenities	No Smoking Home, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Insulated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Metal
----------	--------------------

Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Cedar Shakes
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

School Information

Elementary	E Buxton/St Mary/St Monica
Middle	Riverbend/Arch J MacNeil
High	L Osborne/Mo M Mary

Additional Information

Date Listed	August 30th, 2025
Days on Market	52
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 October 21st, 2025 at 1:17am MDT