

\$639,000 - 960 Rice Road, Edmonton

MLS® #E4420051

\$639,000

4 Bedroom, 2.50 Bathroom, 2,278 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Wonderful family neighbourhood close to the serene setting of the river valley with wilderness trails offering nature walks in summer & cross country skiing in winter. QUIET STREET with only local traffic. Just a short walk to Catholic & Public elementary schools, bus service connecting with LRT to U of A & downtown, near shopping in Riverbend Square, Terwillegar Recreation Centre & easy access to Terwillegar & Anthony Henday Dr. The large treed SW facing yard offers a PEACEFUL setting in which to relax while the children play. Spacious living room & dining room, kitchen with breakfast nook, family room with gas fireplace & patio doors opening onto the patio, 2 pce guest bath & direct access to the double attached garage. The curved staircase leads to the FOUR BEDROOMS UPSTAIRS, 4 pce ensuite & a 4 pce family bath. The basement is ready for future development. Newer triple pane windows (2020/21) shingles (2020), eavestroughs (2021) This is the ideal home to update & make it your family's 'forever' home.



Built in 1981

Essential Information

MLS® # E4420051

Price \$639,000

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,278
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	960 Rice Road
Area	Edmonton
Subdivision	Rhatigan Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1A1

Amenities

Amenities	Detectors Smoke, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco
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Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Landscaped, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

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

Additional Information

Date Listed	February 2nd, 2025
Days on Market	39
Zoning	Zone 14

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