

## \$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	14
Zoning	Zone 14

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