

# \$719,000 - 832 Ryan Pl, Edmonton

MLS® #E4420165

**\$719,000**

5 Bedroom, 3.50 Bathroom, 1,702 sqft  
Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

FULLY RENOVATED 2-Storey Stucco Home within Edmonton's MOST DESIRABLE Rhatigan Ridge Community. Nestled in the highly sought-after and safe neighborhood, this stunning 2-storey (plus basement) home sitting on a SPACIOUS LOT offers a blend of modern renovations & PRIME LOCATION. Just minutes from key amenities & major routes, this property is perfect for those seeking both convenience and Luxury. Only 5 minutes from major highways, 15 minutes to downtown Edmonton, University, West Edmonton Mall & Airport. This property is Surrounded by HIGH-END FACILITIES - MOVATI Club, upscale shopping area, restaurants, parks, & schools. The newly constructed 2-BEDROOMS IN-LAW SUITE with SEPARATE ENTRANCE provides potential space for extended family/rentals. The home features 3 bedroom layout with den, OPEN TO ABOVE living area, & two living areas that offers versatility and comfort. Enjoy cozy bar area & deck perfect for hosting gatherings/relaxing in your outdoor space. This beautifully renovated home has lot to offer.

Built in 1994

## Essential Information

MLS® #	E4420165
Price	\$719,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,702
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	832 Ryan Pl
Area	Edmonton
Subdivision	Rhatigan Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2N1

### **Amenities**

Amenities	On Street Parking, Bar, Deck, Detectors Smoke, Guest Suite, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Stove-Electric, Vacuum Systems, Washer, Refrigerators-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 2nd, 2025
Days on Market	39
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 March 13th, 2025 at 4:02pm MDT