

# \$679,000 - 823 Richards Cr Nw, Edmonton

MLS® #E4455472

**\$679,000**

4 Bedroom, 4.00 Bathroom, 2,167 sqft

Single Family on 0.25 Acres

Rhatigan Ridge, Edmonton, Alberta

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! (id:6289)

Built in 1982

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4455472  |
| Price     | \$679,000 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 2,167         |
| Acres          | 0.25          |
| Year Built     | 1982          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 823 Richards Cr Nw |
| Subdivision | Rhatigan Ridge     |
| City        | Edmonton           |
| Province    | Alberta            |
| Postal Code | T6R1B4             |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Playground, Public Transit, Schools, Shopping, Vinyl Windows |
| Features       | Treed, No back lane, Park/reserve, No Smoking Home           |
| Parking Spaces | 4                                                            |
| Parking        | Attached Garage, Oversize                                    |
| # of Garages   | 1                                                            |

### Interior

|              |                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Refrigerator, Stove, Washer, Window Coverings |
| Heating      | Forced air                                                                                                                   |
| Fireplace    | Yes                                                                                                                          |
| Fireplaces   | Wood                                                                                                                         |
| # of Stories | 2                                                                                                                            |
| Has Basement | Yes                                                                                                                          |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Elite |
|----------------|--------------|



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