# \$599,900 - 14815 39 Avenue, Edmonton

MLS® #E4443015

#### \$599,900

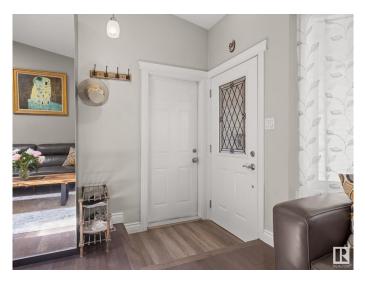
4 Bedroom, 3.00 Bathroom, 1,248 sqft Single Family on 0.00 Acres

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. Thereâ€<sup>™</sup>s 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
Туре	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

ConstructionWood, VinylFoundationConcrete Perimeter

### **Additional Information**

Date ListedJune 18th, 2025Days on Market20ZoningZone 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 July 8th, 2025 at 4:47am MDT