

\$948,800 - 170 Roy Street, Edmonton

MLS® #E4448171

\$948,800

6 Bedroom, 3.50 Bathroom, 2,871 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Welcome to Terwillegar Estates â€” a coveted community known for its family-friendly atmosphere and timeless charm. This spacious two-storey home offers 6 bedrooms and 3.5 bathrooms, providing exceptional space for growing families or multi-generational living. The main floor greets you with a formal living room and dining room, ideal for entertaining, alongside a family-sized kitchen with ample cabinetry, walk in pantry and room for casual dining. Adjacent is a cozy family room with a gas fireplace and built in cabinetry. Upstairs, youâ€™ll find 4 generous bedrooms, including a primary suite with ensuite bath. The fully finished basement features a large recreation room with a classic wood-burning fireplace, offering versatile space for games, gym or gatherings. A rare triple attached garage adds to the convenience, all nestled on a quiet street in prestigious and family friendly neighbourhood â€” close to parks, schools, and amenities. Your opportunity to make this well-appointed family home your own!



Built in 1989

Essential Information

MLS® # E4448171

Price \$948,800

Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,871
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	170 Roy Street
Area	Edmonton
Subdivision	Rhatigan Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2A8

Amenities

Amenities	Closet Organizers, Deck, Sprinkler Sys-Underground
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Schools, Shopping Nearby

Roof	See Remarks
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 17th, 2025
Days on Market	6
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 July 23rd, 2025 at 4:02pm MDT