

## \$699,900 - 832 Ryan Pl, Edmonton

MLS® #E4428971

**\$699,900**

5 Bedroom, 3.50 Bathroom, 1,702 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

EXTENSIVELY RENOVATED|| \$120K spent on upgrades || 2466 sqft of living space || SPACIOUS LOT || Newly built 2-bedroom In-Law Suite with separate entrance || Poly B pipes replaced throughout || Brand new kitchen cabinets & appliances in the main kitchen || New flooring & tiles || New moulding & casing || Freshly painted || Upgraded faucets & plumbing fixtures || All electrical switches, plugs & pot lights upgraded || New front door || New fireplace with stunning feature walls || PRIME LOCATION || Main floor den, Living area, family area with OPEN-TO-ABOVE & a beautiful feature wall || Stunning Kitchen with dining area, Cozy bar area & deck, perfect for hosting or relaxing outdoors || The list of upgrades goes on... no expense spared. DESIRABLE Rhatigan Ridge Community. Nestled in the highly sought-after and safe neighborhood. Only 5 minutes from major highways, 15 minutes to downtown Edmonton, University, West Edmonton Mall & Airport.

Built in 1994

### Essential Information

MLS® #	E4428971
Price	\$699,900
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
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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	April 3rd, 2025
Days on Market	16
Zoning	Zone 14

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Listing information last updated on April 19th, 2025 at 7:17am MDT