

\$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. There's a 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 |
| Type | 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 |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 14 |

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