

# \$589,900 - 14815 39 Avenue, Edmonton

MLS® #E4447320

**\$589,900**

4 Bedroom, 3.00 Bathroom, 1,248 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Welcome to your dream home in sought after community of Rhatigan Ridge! This beautiful home is ideally located within walking distance to two K-6 schools (Earl Buxton & St. Mary), 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. The inviting main floor showcases vaulted ceilings and bright formal living and dining areas. Enjoy the renovated kitchen with modern cabinetry, corian countertops, and upgraded appliances, along with two renovated bathrooms for added comfort and style. There's room for the whole family with a spacious rec room on the third level, 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 H/E furnace, and a newer hot water tank. Outside, you'll find a large, private backyard in a safe and family-friendly neighbourhood. Get in before school starts!

Built in 1985

## Essential Information

MLS® # E4447320

Price \$589,900

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    | July 11th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 14         |

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Listing information last updated on August 2nd, 2025 at 10:47am MDT