

## \$899,800 - 948 Rice Road, Edmonton

MLS® #E4429990

**\$899,800**

3 Bedroom, 3.50 Bathroom, 2,230 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Absolutely stunning! Unique & architecturally designed 2 storey masterpiece in a quiet keyhole location in west Rhatigan Ridge. WALKOUT w/ an indoor SWIMMING POOL & A/C! 9,300+ sqft pie lot w/ SOUTHWEST backyard. Over 3,100+ sqft living space, 3 bedrooms, 3.5 baths, 3 living/family rooms, 2 wood burning F/P & a wet bar. Tons of windows w/ abundant natural light. Breathtaking high ceiling at foyer. Living rm has a sloped cedar ceiling and an office area. Kitchen has loads of oak cabinetry, B/I oven, new fridge & induction cooktop. Formal dining or a 2nd living rm. Upstairs the HUGE primary bdrm is a retreat w/ 5pc ensuite & soaker tub. TWO more bdrm & a 5pc bath. Spinning spiral stairs lead to the walkout bsmt w/ a family rm, wet bar, a 3 pc bath, wine storage rm 14'X32' indoor POOL! Newer triple pane windows & shingles. Backyard is very private, serene & peaceful w/ mature trees. Walking distance to Earl Buxton, ravine & river valley trails. This is a once in a lifetime opportunity to own this unique home!

Built in 1982

### Essential Information

MLS® # E4429990

Price \$899,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,230                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 948 Rice Road  |
| Area        | Edmonton       |
| Subdivision | Rhatigan Ridge |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6R 1A1        |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Air Conditioner, Pool-Indoor, Vinyl Windows, Walkout Basement |
| Parking   | Double Garage Attached                                        |
| Has Pool  | Yes                                                           |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric |
| Heating           | Hot Water, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                          |
| Fireplaces        | Glass Door, Tile Surround                                                                                                                                    |
| Stories           | 3                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                               |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                     |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Private Setting, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood                                                                                     |
| Foundation        | Concrete Perimeter                                                                       |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | EARL BUXTON SCHOOL     |
| Middle     | RIVERBEND SCHOOL       |
| High       | LILLIAN OSBORNE SCHOOL |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 21               |
| 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 May 1st, 2025 at 7:47pm MDT