

## \$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	10
Zoning	Zone 14

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