

\$775,000 - 622 Romaniuk Road, Edmonton

MLS® #E4424923

\$775,000

4 Bedroom, 3.50 Bathroom, 2,382 sqft

Single Family on 0.00 Acres

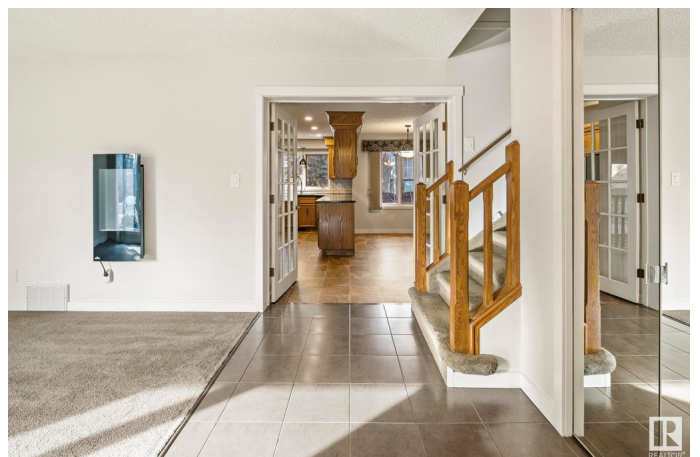
Rhatigan Ridge, Edmonton, AB

Your best life begins in a home that inspires. Nestled in a quiet cul-de-sac in Rhatigan Ridge, this Birkholz-built estate offers 3,577 sq. ft. of total living space, blending timeless charm with modern updates. The fully developed basement features a fourth bedroom, a spacious rec room, and a full bath. The beautifully renovated ensuite adds a touch of luxury, while two gas fireplaces and central A/C enhance comfort. The upgraded kitchen boasts custom lighting, a sleek range hood, and premium finishes. A private, tree-lined backyard and a newly rebuilt deck complete the outdoor space. Additional upgrades include a new roof (2012), A/C (2019), fresh paint (2021), and Leaf Filter gutter protection (2022). Located near top-rated schools, scenic trails, and premium amenities, this is a rare opportunity to personalize a high-quality home in an exceptional community!

Built in 1981

Essential Information

| | |
|------------|-----------|
| MLS® # | E4424923 |
| Price | \$775,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 2,382 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 622 Romaniuk Road |
| Area | Edmonton |
| Subdivision | Rhatigan Ridge |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 1A6 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick |
| Exterior Features | Fenced, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof | Cedar Shakes |
| Construction | Wood, Brick |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed March 10th, 2025

Days on Market 4

Zoning Zone 14

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Listing information last updated on March 14th, 2025 at 9:17am MDT