# \$833,000 - 962 Rice Road, Edmonton

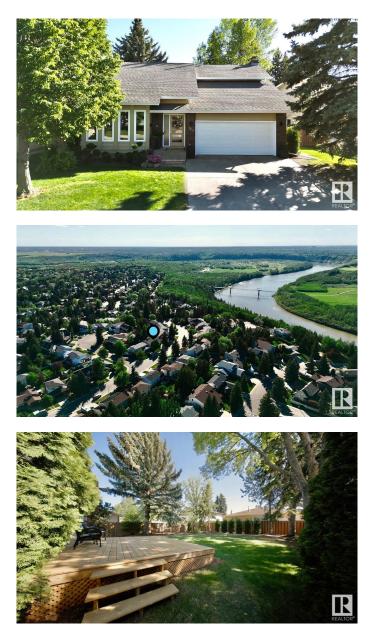
MLS® #E4443267

#### \$833,000

3 Bedroom, 3.50 Bathroom, 1,919 sqft Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website for additional information. STEPS TO THE RIVER VALLEY Perfectly positioned, this impeccably **RENOVATED & MAINTAINED home offers** seamless access to FORESTED RIVER VALLEY TRAILS, VIBRANT PARKS, & TOP SCHOOLS. Soaring 16-ft VAULTED CEILINGS bathe the home in natural light & frame PICTURESQUE VIEWS of lush surroundings. The kitchen overlooks a SUNNY SOUTHWEST backyard featuring a BRAND NEW DECK, newly LANDSCAPED for peak privacy. The kitchen features food-safe Caesarstone QUARTZ counters, grand sink, & premium NEW APPLIANCES. On crisp nights, cozy up & unwind around the stunning BRICK wood-burning FIREPLACE. Gleaming MIRAGE SOLID HARDWOOD graces 1st & 2nd levels, complemented by luxurious Dekton **PORCELAIN & Caesarstone QUARTZ** bathroom counters. A striking RED OAK staircase leads to a MASSIVE primary retreat & 4-piece ensuite. The basement offers a rec room, sleek 3-piece bathroom, a versatile room, & storage room. Embrace unparalleled tranquility!



Built in 1981

#### **Essential Information**

| MLS® #         | E4443267               |
|----------------|------------------------|
| Price          | \$833,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,919                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

# **Community Information**

| Address     | 962 Rice Road  |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Rhatigan Ridge |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6R 1A1        |

#### Amenities

| Amenities | Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, |
|-----------|---|
|           | Wood Windows  |
| Parking   | Double Garage Attached  |

## Interior

| Interior Features | ensuite bathroom   |  |  |
|-------------------|--|--|--|
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, |  |  |
|                   | Stove-Gas, Washer, Refrigerators-Two                       |  |  |
| Heating           | Forced Air-1, Natural Gas                                  |  |  |
| Fireplace         | Yes  |  |  |
| Fireplaces        | Brick Facing   |  |  |
| Stories           | 3  |  |  |
| Has Basement      | Yes  |  |  |
| Basement          | Full, Finished   |  |  |

### Exterior

| Exterior          | Wood, Brick, Metal            |
|-------------------|-------------------------------|
| Exterior Features | Fenced, No Back Lane, Schools |
| Roof              | Fiberglass                    |
| Construction      | Wood, Brick, Metal            |
| Foundation        | Concrete Perimeter            |

#### **Additional Information**

| Date Listed    | June 19th, 2025 |
|----------------|-----------------|
| Days on Market | 16              |
| Zoning         | Zone 14         |

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Listing information last updated on July 5th, 2025 at 2:17pm MDT