

## \$995,000 - 471 Ronning Street, Edmonton

MLS® #E4452935

**\$995,000**

4 Bedroom, 3.00 Bathroom, 1,806 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

This exceptional home offers 3,375 sq. ft. of TOTAL FINISHED LIVING SPACE which flows seamlessly through the living areas and features soaring vaulted ceilings and numerous windows that flood the home with natural light, creating a warm inviting space to enjoy with family and friends. DON'T LET THE 1,800 SQ FT ABOVE GRADE AREA DECEIVE YOU! The 890 sq ft lower level is almost all above grade, with a nearly 20 Ft HIGH STUNNING WALL OF WINDOWS, family room, wet bar, wood fireplace, laundry room, bedroom, full bathroom and direct access to your TRIPLE-ATTACHED GARAGE (WITH FLOOR DRAIN). Upgrades include newer appliances, furnace, cedar shingles, windows and A/C. PLUS even more space in the fully finished basement, and BREATHTAKING LANDSCAPING THAT FEELS LIKE YOUR OWN PRIVATE BOTANICAL GARDEN. This 4-bedroom, 3-full bathroom home, only steps from Edmonton's River Valley and trails, located in THE PRESTIGIOUS NEIGHBOURHOOD OF TERWILLEGAR PARK ESTATES, offers beauty, peace, and comfort in one perfect package!!!

Built in 1989

### Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4452935               |
| Price          | \$995,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,806                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 471 Ronning Street |
| Area        | Edmonton           |
| Subdivision | Rhatigan Ridge     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 1Z2            |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, No Smoking Home, Vaulted Ceiling, Wet Bar, See Remarks |
| Parking Spaces | 6                                                                                                   |
| Parking        | Over Sized, Triple Garage Attached                                                                  |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Glass Door, Mantel, Tile Surround                                                                                                                               |
| Stories           | 4                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

**Exterior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                            |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                                                                   |
| Construction      | Wood, Brick, Stucco                                                                                            |
| Foundation        | Concrete Perimeter                                                                                             |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Earl Buxton School     |
| Middle     | Riverbend School       |
| High       | Lillian Osborne School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 26                |
| Zoning         | Zone 14           |

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Listing information last updated on September 9th, 2025 at 7:02am MDT