

## **\$878,000 - 175 Roy Street, Edmonton**

MLS® #E4464729

**\$878,000**

4 Bedroom, 2.50 Bathroom, 2,396 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

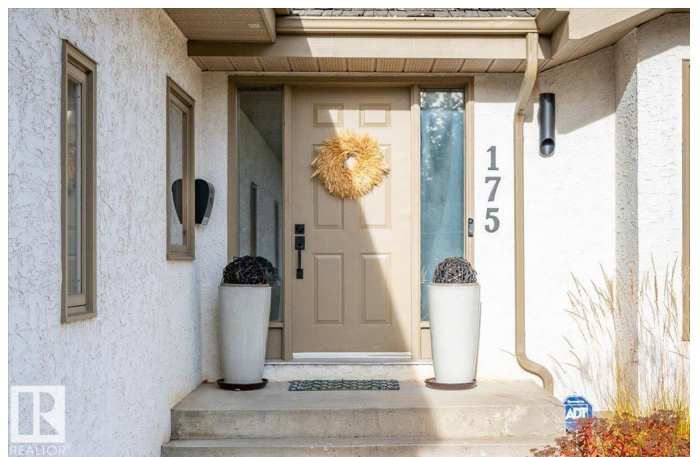
Welcome to Terwillegar Park Estates! A fantastic family friendly neighbourhood by the river valley where you can enjoy wilderness walks in summer & x-country skiing in winter. Huge 8,939 sq ft lot! Great location just steps from a park with state-of-the-art playground & community outdoor skating rink, perfect for young families. This FOUR bedroom two storey has had quality renovations in recent years. Beautiful Brazilian teak hardwood floors throughout most of the house including primary bedroom, updated bathrooms, modern lighting & new carpets on the stairs & three of the bedrooms which also have bright corner windows allowing plenty of sunshine. Wood burning fireplace in the living room & large dining room. Bright kitchen with S/S appliances & patio doors off the breakfast nook onto deck which overlooks the big backyard with mature trees. Cozy family room with wood burning fireplace, den or 5th bedroom, 2 pce bath & laundry room with sink & direct access to the double garage. You'll LOVE living here!

Built in 1989

### **Essential Information**

MLS® # E4464729

Price \$878,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,396                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 175 Roy Street |
| Area        | Edmonton       |
| Subdivision | Rhatigan Ridge |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6R 2A9        |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Smoking Home, Wood Windows  |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Front Drive Access, Insulated |

### Interior

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Distiller, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                     |
| Fireplaces        | Brick Facing, Mantel, Stone Facing                                                                                                                                                                      |
| Stories           | 2                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                     |
| Basement          | Full, Partially Finished                                                                                                                                                                                |

### Exterior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                             |
| Exterior Features | Corner Lot, Fenced, Landscaped, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot |
| Roof              | Cedar Shakes                                                                                                                                             |
| Construction      | Wood, Stucco                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                       |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 14            |
| HOA Fees       | 100                |
| HOA Fees Freq. | Annually           |

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 November 5th, 2025 at 11:32am MST