

\$775,000 - 622 Romaniuk Road, Edmonton

MLS® #E4424923

\$775,000

4 Bedroom, 3.50 Bathroom, 2,382 sqft

Single Family on 0.00 Acres

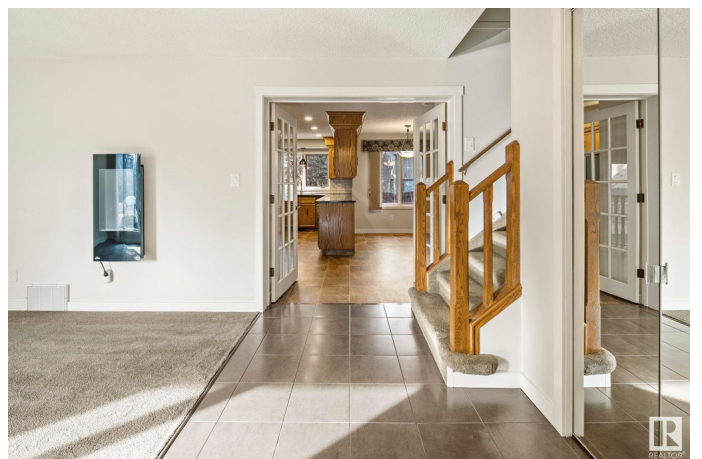
Rhatigan Ridge, Edmonton, AB

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

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 March 14th, 2025 at 9:17am MDT