

# \$775,000 - 622 Romaniuk Road, Edmonton

MLS® #E4424923

**\$775,000**

4 Bedroom, 3.50 Bathroom, 2,382 sqft

Single Family on 0.00 Acres

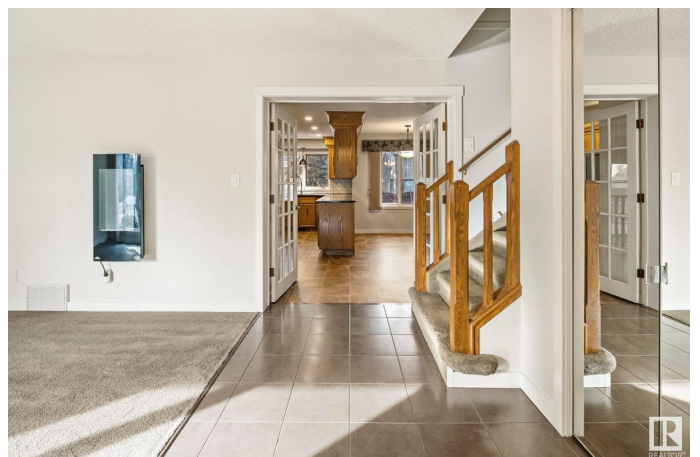
Rhatigan Ridge, Edmonton, AB

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 7:32am MDT