

## \$650,000 - 905 Rice Road, Edmonton

MLS® #E4451699

**\$650,000**

5 Bedroom, 2.50 Bathroom, 2,446 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

**LOCATION LOCATION, LOCATION!!**

Spacious 2,445SQFT two-storey is just steps from TOP RATED schools, shopping, TERWILLEGAR DOG PARK, River Valley, and transitâ€”perfect for growing families. The main floor offers a versatile main floorplan that can easily be opened up for a large GREAT ROOM feel, The kitchen, dining, livingroom in the perfect configuration to create an open concept. In addition there is also a cozy family room with TYNDAL STONE fireplace, and convenient main floor laundry. Upstairs youâ€™ll find FIVE BEDROOMS including a PALATIAL PRIMARY suite with bay window, dressing area, DUAL CLOSETS, and private ensuite. Two Furnaces, BRAND NEW ROOF, Composite Deck and tons of storage throughout add to the appeal. Unfinished basement is the icing on the cake! Sensational Private Southwest Backyard is Mature and Private, Attached garage, thoughtful layout, and classic PERRY-BUILT Quality make this a standout in the heart of Riverbend!

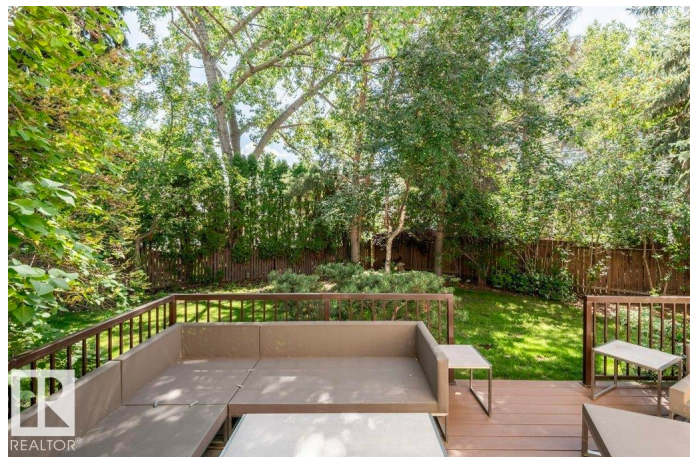
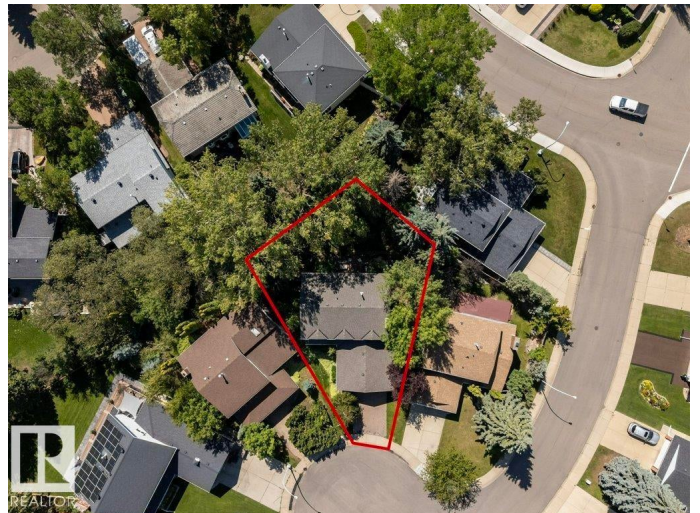
Built in 1981

### Essential Information

MLS® # E4451699

Price \$650,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,446                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 905 Rice Road  |
| Area        | Edmonton       |
| Subdivision | Rhatigan Ridge |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6R 1B1        |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Air Conditioner, Deck, No Smoking Home |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Attached                 |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                                      |
| Fireplace         | Yes                                                                                                            |
| Fireplaces        | Stone Facing                                                                                                   |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Unfinished                                                                                               |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Brick                 |
| Exterior Features | Fenced, Landscaped, Schools |

|                 |                    |
|-----------------|--------------------|
| Lot Description | 36'x108'           |
| Roof            | Asphalt Shingles   |
| Construction    | Wood, Brick        |
| Foundation      | Concrete Perimeter |

### **School Information**

|            |             |
|------------|-------------|
| Elementary | EARL BUXTON |
| Middle     | RIVERBEND   |
| High       | STRATHCONA  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 14          |

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Listing information last updated on August 16th, 2025 at 11:32am MDT