

## \$868,000 - 806 Reid Place, Edmonton

MLS® #E4459655

**\$868,000**

6 Bedroom, 4.00 Bathroom, 2,804 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

This is a RARE opportunity in the prestigious, family-friendly community of Rhatigan Ridge. This custom home sits on a massive lot featuring 6 beds, 4 full baths, large windows, a fully finished WALKOUT basement, no rear neighbours, and views of the city's sunrises & sunsets. You're greeted w/ a breathtaking front entrance w/ soaring ceilings, a large kitchen, dining, & living area that overlook the huge backyard, a gas fireplace, a main floor bed/office & 3pc bath. Upstairs hosts 2 beds, a 4pc bath, laundry room, and a massive primary bedroom w/ a 5pc ensuite & walk-in closet. The basement offers 2 more beds, a 4pc bath, and an expansive family/rec room perfect for any needs. Your private, fully landscaped backyard features a unique walking path, fire pit, & gas hookup. Major upgrades in 2025 include Poly B replacement, 2 new furnaces, gas stove, hood fan, dishwasher, vinyl floors, & garage opener. This home is surrounded by amenities & schools and provides easy access to the entire city. Welcome home!

Built in 1993

### Essential Information

MLS® # E4459655

Price \$868,000



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,804
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	806 Reid Place
Area	Edmonton
Subdivision	Rhatigan Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2B9

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, No Smoking Home, Patio, Skylight, Vaulted Ceiling, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup
Parking Spaces	5
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Gas, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, View City
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Earl Buxton, St. Mary
Middle	Riverbend Junior High
High	Lillian Osborne

### Additional Information

Date Listed	September 26th, 2025
Days on Market	3
Zoning	Zone 14

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Listing information last updated on September 29th, 2025 at 3:17pm MDT