

## \$475,000 - 330 Rehwinkel Close, Edmonton

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MLS® #E4455558

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,222 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Cameo Park “ developed by Brass III in the Rhatigan Ridge area. An oasis for you in this exclusive 18 + adult living, “œnot a condo“! You are going to love the secluded sunroom and deck! This freshly painted 1225 sq.ft half duplex bungalow is central air conditioned with 5 new appliances. Kitchen and baths were renovated in 2024. The main floor living and dining has vaulted ceilings with 3 skylights for natural light, tiled gas fireplace and glistening polished hardwood floors. Spacious primary bedroom has 3 piece ensuite, and walk-in closet. The second bedroom is also a good size. Also a 2nd - 3 piece bathroom on the main as well as washer and dryer. The basement is finished with one bedroom, flex space, 3-piece bath and an abundance of storage. The HOA fee covers lawn cutting and snow removal. There is also an underground sprinkler system. Your going to love the convenience of the front drive double attached insulated garage. Good access to shopping, restaurants, and Whitemud Freeway.

Built in 1987

### Essential Information

MLS® # E4455558

Price \$475,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,222         |
| Acres          | 0.00          |
| Year Built     | 1987          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 330 Rehwinkel Close |
| Area        | Edmonton            |
| Subdivision | Rhatigan Ridge      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 1Y9             |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke, Exterior Walls- 2"x6" |
| Parking Spaces | 4                                                       |
| Parking        | Double Garage Attached                                  |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                  |
| Fireplace         | Yes                                                                                                                                        |
| Fireplaces        | Tile Surround                                                                                                                              |
| Stories           | 2                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                             |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Flat Site, Landscaped, Public Transportation, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Vinyl                                                                          |
| Foundation        | Concrete Perimeter                                                                   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 14             |
| HOA Fees       | 120                 |
| HOA Fees Freq. | Monthly             |

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Listing information last updated on September 13th, 2025 at 8:17am MDT