

\$878,000 - 175 Roy Street, Edmonton

MLS® #E4464729

\$878,000

4 Bedroom, 2.50 Bathroom, 2,396 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

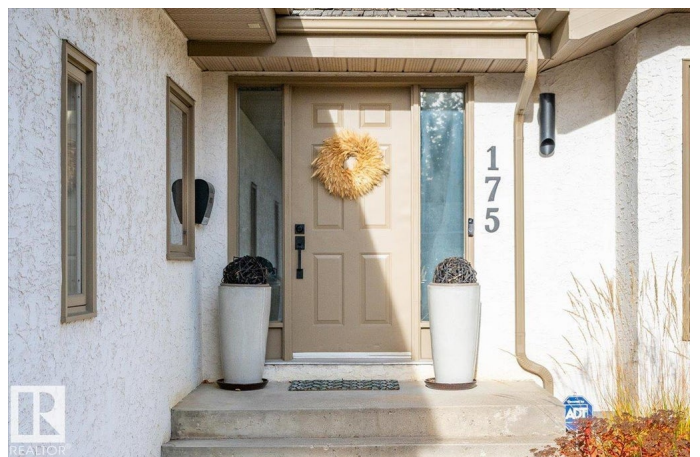
Welcome to Terwillegar Park Estates! A fantastic family friendly neighbourhood by the river valley where you can enjoy wilderness walks in summer & x-country skiing in winter. Huge 8,939 sq ft lot! Great location just steps from a park with state-of-the-art playground & community outdoor skating rink, perfect for young families. This FOUR bedroom two storey has had quality renovations in recent years. Beautiful Brazilian teak hardwood floors throughout most of the house including primary bedroom, updated bathrooms, modern lighting & new carpets on the stairs & three of the bedrooms which also have bright corner windows allowing plenty of sunshine. Wood burning fireplace in the living room & large dining room. Bright kitchen with S/S appliances & patio doors off the breakfast nook onto deck which overlooks the big backyard with mature trees. Cozy family room with wood burning fireplace, den or 5th bedroom, 2 pce bath & laundry room with sink & direct access to the double garage. You'll LOVE living here!

Built in 1989

Essential Information

MLS® # E4464729

Price \$878,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,396
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	175 Roy Street
Area	Edmonton
Subdivision	Rhatigan Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 2A9

Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home, Wood Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Distiller, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Landscaped, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 4th, 2025
Days on Market	2
Zoning	Zone 14
HOA Fees	100
HOA Fees Freq.	Annually

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Listing information last updated on November 6th, 2025 at 8:33am MST