

## \$679,000 - 823 Richards Crescent, Edmonton

MLS® #E4455472

**\$679,000**

4 Bedroom, 3.50 Bathroom, 2,167 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

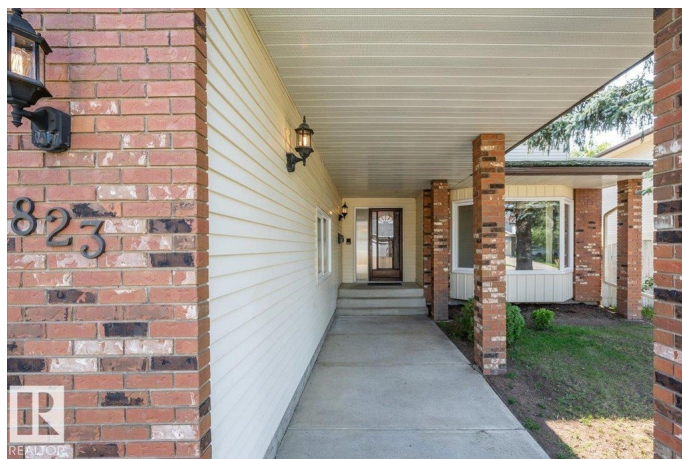
Great location for a young family, steps from St Mary Catholic & Earl Buxton Elementary schools. This 2,255 sq ft two storey is in a highly sought after neighbourhood close to playgrounds, Community League & bus to U of A. This home sits on an amazing 10,812 sq ft lot with a southeast facing yard where your children can enjoy playing outdoors. Just a short walk to Terwillegar Park & the river valley with its peaceful wilderness trails, near shopping in Riverbend Square & quick access to Whitemud Fwy. Spacious foyer with tile flooring, formal living room, H/W floors in dining room/flexroom, kitchen & breakfast nook with oak cabinets, quartz counters, & stainless steel appliances. Family room has a wood burning fireplace & patio doors opening onto the huge yard. A two pce guest bath & laundry complete the main floor. There are **FOUR BEDROOMS & TWO FULL BATHROOMS UPSTAIRS**. Fully finished basement ideal for family fun with recreation room, den/hobby room, 3 pce bath & storage. Make this your 'forever' home!

Built in 1982

### Essential Information

MLS® # E4455472

Price \$679,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,167                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 823 Richards Crescent |
| Area        | Edmonton              |
| Subdivision | Rhatigan Ridge        |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6R 1B4               |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | No Smoking Home, Patio, Vinyl Windows                             |
| Parking Spaces | 4                                                                 |
| Parking        | Double Garage Attached, Front Drive Access, Insulated, Over Sized |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Brick Facing                                                                                                                |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Metal |
|----------|--------------------|

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Cedar Shakes                                                                                                                                                            |
| Construction      | Wood, Brick, Metal                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                      |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | E Buxton/St Mary/St Monica |
| Middle     | Riverbend/Arch J MacNeil   |
| High       | L Osborne/Mo M Mary        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 14           |

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Listing information last updated on September 9th, 2025 at 11:32am MDT