

## \$875,000 - 474 Ronning Street, Edmonton

MLS® #E4456409

**\$875,000**

4 Bedroom, 2.50 Bathroom, 2,717 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

Welcome to Terwillegar Estates where timeless charm and family living come together. This two-storey gem, lovingly maintained by its original owner for 38 years, offers 4 bedrooms, 2.5 baths, and plenty of room to grow. Step into the grand foyer, entertain in the formal living and dining rooms, or gather in the spacious kitchen with ample cabinetry, a pantry, and sunny dining nook. The adjoining family room, complete with wood-burning fireplace and built-ins, makes every night cozy. Upstairs, you'll find 4 generous bedrooms, including a primary suite with ensuite. The bright basement with many windows is waiting for your personal touch. And the garage? Officially a double, but it's been known to fit three cars if you decide! Nestled on a quiet cul-de-sac close to parks, trails, schools, and amenities. With thoughtful updates like lifetime metal roof, composite deck, newer furnace, washer, and dryer this well-loved, one-owner home is ready for its next chapter.

Built in 1987

### Essential Information

MLS® # E4456409

Price \$875,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,717                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 474 Ronning Street |
| Area        | Edmonton           |
| Subdivision | Rhatigan Ridge     |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 1Z3            |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | No Smoking Home                    |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                |
| Fireplaces        | Brick Facing                                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                                                   |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                              |
| Exterior Features | Cul-De-Sac, Fenced, Playground Nearby, Schools, Shopping Nearby, |

|              |                     |
|--------------|---------------------|
|              | Treed Lot           |
| Roof         | Metal               |
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 11                  |
| Zoning         | Zone 14             |
| HOA Fees       | 350                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on September 16th, 2025 at 8:02pm MDT