

Courtesy Of Ann Dawrant Of RE/MAX Elite

## **\$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

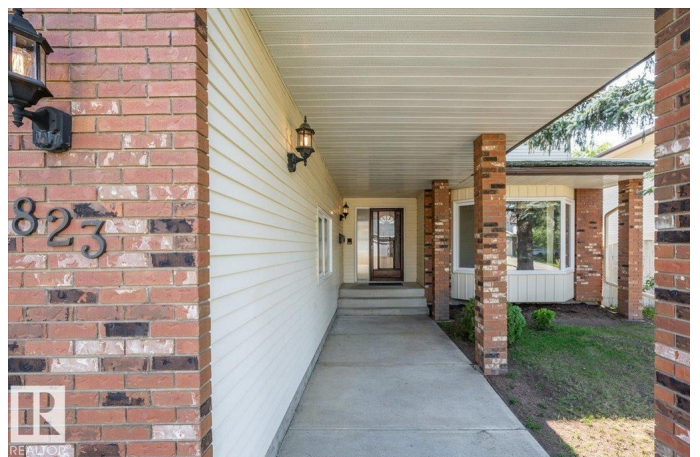
Great location for a young family, steps from St Mary Catholic & Earl Buxton Elementary schools. This 2,255 sq ft two storey is in a highly sought after neighbourhood close to playgrounds, Community League & bus to U of A. This home sits on an amazing 10,812 sq ft lot with a southeast facing yard where 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
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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	13
Zoning	Zone 14

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Listing information last updated on September 12th, 2025 at 4:02am MDT