

## \$755,000 - 436 Rooney Crescent, Edmonton

MLS® #E4462819

**\$755,000**

5 Bedroom, 3.50 Bathroom, 2,201 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

It doesn't get any better than this? Nestled in the Terwillegar Park Estates, this 2,201 SqFt 2-Storey is steps away from walking trails leading to the North Saskatchewan River; Terwillegar Park Foot Bridge & Dog Park. Situated on a huge 8,050 SqFt lot siding onto an Easement for additional privacy, this home has 5 Bedroom; 3.5 Bedroom; a Fully Finished Basement & oversized Double Garage. Well maintained w. recent upgrades, this perfect entertaining home is ready for your family to move into! The Main floor is so functional - starting with a spacious Living Room w. vaulted ceilings; a Den; a cozy Family Room w. a Fireplace that leads to the Updated Kitchen. Here there are plenty of New Quartz Countertops; S/S appliances & newer backsplash. The Upper floor has 3 Bedrms incl. a massive Primary Bedrm w. a stunning Ensuite (heated floors; steam shower; stand-alone tub; 2 sinks). The Bsmt has 2 Bedrms; Rec Rm; Bathrm & storage. Enjoy the private, well-landscaped yard from your 2-tiered deck. Amazing opportunity

Built in 1983

### Essential Information

MLS® # E4462819

Price \$755,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,201                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 436 Rooney Crescent |
| Area        | Edmonton            |
| Subdivision | Rhatigan Ridge      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 1C8             |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Air Conditioner, Deck, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached                              |

### Interior

|                   |                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                                           |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Public Transportation, Shopping |

|              |                     |
|--------------|---------------------|
|              | Nearby, See Remarks |
| Roof         | Cedar Shakes        |
| Construction | Wood, Stone, Vinyl  |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 14            |

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Listing information last updated on October 31st, 2025 at 6:32am MDT