

## \$999,000 - 655 Romaniuk Road, Edmonton

MLS® #E4445814

**\$999,000**

4 Bedroom, 3.50 Bathroom, 2,560 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

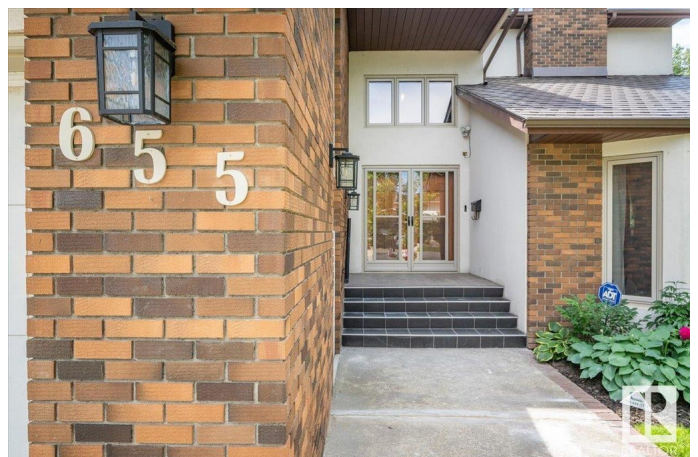
Welcome to Terwillegar Park Estates! Excellent location in QUIET cul-de-sac, large pie shaped lot, SOUTH yard backing onto a beautiful treed walkway creating a PRIVATE setting, complete with a playhouse. HUGE covered deck with built-in BBQ where you can be outdoors on a rainy day! Heated 3 car tandem garage with extra room for a workshop. This home has been lovingly maintained & updated. Vaulted ceilings, hardwood floors, impressive floor to ceiling stone FPL in living room, formal dining room, white kitchen with newer appliances & doors opening onto the deck, cozy family room with gas FPL, 2 pce guest bath & laundry room with direct access to the garage. There are 3 bedrooms upstairs & 2 bathrooms, the primary has a gas FPL, walk-in closet & 4 pce ensuite. The kids will love the tiny play room! The basement offers a recreation room with FPL, bedroom, 4 pce bath & plenty of storage. Walk down to the river valley & enjoy nature & wilderness trails. Near public & Catholic elementary schools. It's a winner!

Built in 1982

### Essential Information

MLS® # E4445814

Price \$999,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,560                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 655 Romaniuk Road |
| Area        | Edmonton          |
| Subdivision | Rhatigan Ridge    |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6R 1A5           |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Insulation-Upgraded, No Smoking Home, Skylight, Vaulted Ceiling, Wood Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 5   |
| Parking        | Front Drive Access, Heated, Insulated, Over Sized, Tandem, Triple Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing, Insert, Stone Facing  |
| Stories           | 3   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, No Through Road, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Treed Lot |
| Roof              | Metal  |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 14        |
| HOA Fees       | 100            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 12th, 2025 at 9:47am MDT