

## \$949,900 - 453 Rooney Crescent, Edmonton

MLS® #E4458675

**\$949,900**

4 Bedroom, 2.50 Bathroom, 3,170 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

This is the one... The quintessential classic two story in Terwillegar Park Estates that has been lovingly cared for over the years by the original owners. Situated on a large, sunny, private lot with 3200 sqft above grade. Upon entering you are greeted by a proper foyer with an architectural spiral staircase. There is a formal living & dining room as well as an updated kitchen with dinette space & family room. A bedroom/den, laundry & powder room complete the main level. Upstairs offers 4 good sized bedrooms plus a self contained bonus room. The primary bedroom has ample closet space & an update ensuite. Many updates over the years including but not limited to hardwood, carpet, kitchen & appliances, bathrooms, furnaces (2017) & cedar shakes (2010). The large, sunny, private yard is an urban oasis featuring a large two tiered maintenance free deck (2023), storage shed & lush plant life. An overside double attached garage & unfinished basement complete this home. All this and just steps from the ravine!

Built in 1983

### Essential Information

MLS® # E4458675

Price \$949,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,170
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	453 Rooney Crescent
Area	Edmonton
Subdivision	Rhatigan Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1E1

### Amenities

Amenities	Deck, Fire Pit, No Smoking Home
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Private Setting, Public

	Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Cedar Shakes
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 19th, 2025
Days on Market	2
Zoning	Zone 14
HOA Fees	100
HOA Fees Freq.	Annually

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