

\$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	1
Zoning	Zone 14

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