

## \$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

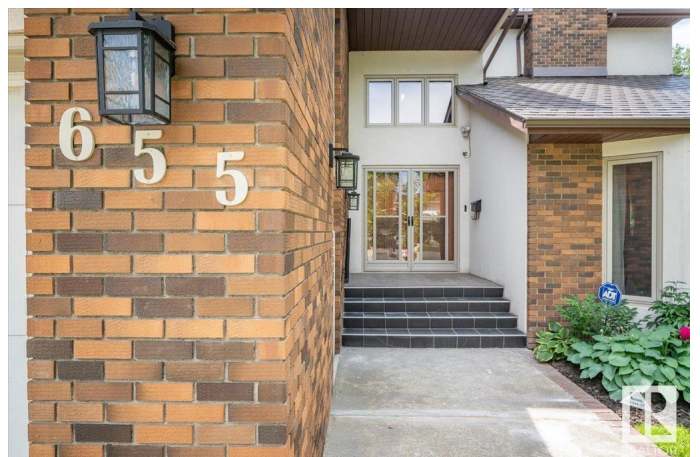
Welcome to Terwillegar Park Estates! Excellent location in QUIET cul-de-sac, large pie shaped lot, SOUTH yard backing onto a beautiful treed walkway creating a PRIVATE setting, complete with a playhouse. HUGE covered deck with built-in BBQ where you can be outdoors on a rainy day! Heated 3 car tandem 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	2
Zoning	Zone 14
HOA Fees	100
HOA Fees Freq.	Annually

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Listing information last updated on July 6th, 2025 at 9:02pm MDT