



**Edmonton**      **14 Rhatigan Ridge**      **LP:** \$869,900  
 716 Romaniuk RD NW      **SP:** M

**ACTIVE**

**Type:** Detached Single Family      **Listing ID#:** E4151329  
**Style:** 2 Storey      **Bdrms Above:** 5  
**Year Built:** 1981      **Bdrms Total:** 5  
**Full Baths:** 3      **Basement:** Full  
**Half Baths:** 1      **Bsmnt Dev:** Fully Finished  
**Tot A.G. SqFt:** 2,878.29      **Tot A.G. SqM:** 267.40

Beautifully renovated two storey facing the ravine in prestigious Terwillegar Park Estates. Distinctive style greets you as you enter, offering a gorgeous vaulted ceiling in the living room featuring a wood burning fireplace against a backdrop of floor to ceiling stacked stone. Entertain in the lovely dining area adjacent to the beautifully equipped kitchen featuring rich cabinetry, granite countertops & s/s appliances including a glorious gas stove that will please your inner chef. Engineered hardwood flooring graces the main floor alongside timeless slate tiles. A bright family room w/ 2nd f/p completes the main floor. Upstairs you'll find new carpeting & a total of FIVE BEDROOMS including a master retreat w/ amazing en suite w/ shower, double sinks, glorious soaker tub AND private deck! Also a f/f basement w/ huge recroom & media area & full bath that awaits your leisure. Relax at days end in the private treed backyard w/ south exposure. Two newer furnaces & HWT's & fresh paint equals move in ready!

**Directions:**

**Virtual Tour:** <https://youtu.be/dPde0v2Ag1o>      **Brochure:** <http://www.716-RomaniukRoad.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	1	1	1	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	1	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	3						<b>AbGd:</b>	267.40	2,878.29
<b>Fireplace Y/N:</b>	<b>Fireplace Type:</b>						<b>Lowr:</b>		
<b>Parking:</b>	Double Garage Attached						<b>BIGd:</b>		
<b>Garage Dim:</b>	<b>Prk Encl/Ttl:</b> /						<b>Total A.G.:</b>	267.40	2,878.29

<b>Living Room:</b>	M	<b>Master Bedroom:</b>	U	<b>Recreation Room</b>	B
<b>Dining Room:</b>	M	<b>Bedroom 2:</b>	U	<b>Second Family Room</b>	B
<b>Kitchen:</b>	M	<b>Bedroom 3:</b>	U	<b>Laundry Room</b>	M
<b>Family Room:</b>	M	<b>Bedroom 4:</b>	U		
<b>Den:</b>		<b>Bedroom</b>	U		
<b>Bonus Room:</b>					

**Flooring:** Carpet, Hardwood      **Foundation:** Concrete  
**Construction:** Wood Frame      **Heating Type:** Forced Air-2  
**Roof:** Cedar Shakes      **Heat Source:** Natural Gas  
**Exterior:** Cedar, Stone      **Features:** Deck, No Smoking Home, Vaulted Ceiling, Vinyl Windows  
**Site Influences:** Fenced, Flat Site, Landscaped, Low Maintenance  
 Landscape, No Back Lane, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot

**Goods Included:** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Storage Shed, Stove-Gas, Window Coverings, Refrigerators-Two      **Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:**      **Jr. High School:**      **Sr High School:**

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>	
<b>Condo Fee:</b>		<b>HOA Fee:</b>	
<b>Floor Location:</b>		<b>Floor Number:</b>	
<b>Balcony/Terrace</b>		<b>Unit Exposure:</b>	
		<b>HOA Fee Incl:</b>	

**Total Lot M2:** 792.20      **Lot Shape:** Rectangular      **Lot Dimen:**  
**Frontage:**      **Depth:**  
**Conform:**      **Conform Yr:**      **Zoning:**  
**Taxes:** \$7,118.90 2018      **Front Expos:** Northwest  
**Local Improve:**