

## \$868,000 - 806 Reid Place, Edmonton

MLS® #E4459655

**\$868,000**

6 Bedroom, 4.00 Bathroom, 2,804 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

This is a RARE opportunity in the prestigious, family-friendly community of Rhatigan Ridge. This custom home sits on a massive lot featuring 6 beds, 4 full baths, large windows, a fully finished WALKOUT basement, no rear neighbours, and views of the city's sunrises & sunsets. You're greeted w/ a breathtaking front entrance w/ soaring ceilings, a large kitchen, dining, & living area that overlook the huge backyard, a gas fireplace, a main floor bed/office & 3pc bath. Upstairs hosts 2 beds, a 4pc bath, laundry room, and a massive primary bedroom w/ a 5pc ensuite & walk-in closet. The basement offers 2 more beds, a 4pc bath, and an expansive family/rec room perfect for any needs. Your private, fully landscaped backyard features a unique walking path, fire pit, & gas hookup. Major upgrades in 2025 include Poly B replacement, 2 new furnaces, gas stove, hood fan, dishwasher, vinyl floors, & garage opener. This home is surrounded by amenities & schools and provides easy access to the entire city. Welcome home!

Built in 1993

### Essential Information

MLS® # E4459655

Price \$868,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,804                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 806 Reid Place |
| Area        | Edmonton       |
| Subdivision | Rhatigan Ridge |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6R 2B9        |

### Amenities

|                |                                                                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, No Smoking Home, Patio, Skylight, Vaulted Ceiling, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup |
| Parking Spaces | 5                                                                                                                                                                                                           |
| Parking        | Double Garage Attached                                                                                                                                                                                      |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Gas, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                          |
| Fireplaces        | Tile Surround                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                               |

### Exterior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                 |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, View City |
| Roof              | Asphalt Shingles                                                                                                                                             |
| Construction      | Wood, Stucco                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                           |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Earl Buxton, St. Mary |
| Middle     | Riverbend Junior High |
| High       | Lillian Osborne       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 14              |

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Listing information last updated on September 30th, 2025 at 10:47pm MDT