

Courtesy Of Dave Cousins Of RE/MAX River City

\$1,245,300 - 470 Rooney Crescent, Edmonton

MLS® #E4450900

\$1,245,300

4 Bedroom, 3.50 Bathroom, 3,618 sqft

Single Family on 0.00 Acres

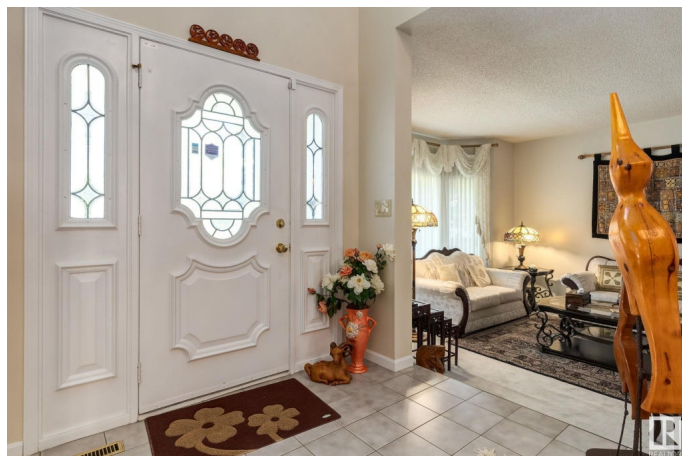
Rhatigan Ridge, Edmonton, AB

Attention nature lovers! Welcome to Terwillegar Park Estates I, one of Edmonton's most family-friendly communities. This spacious Candelier-built former show home, with a TRIPLE CAR GARAGE, enjoys a prime location overlooking the serene river valley with trails for summer hikes and winter cross-country skiing. Inside, the main floor features a large living/dining room, den, granite kitchen, family room with wood-burning fireplace, and a sunroom opening to the terraced south-facing backyard. Upstairs, a curved staircase leads to 4 bedrooms, a second den, and a 5-piece family bath. The primary suite boasts a 5-piece ensuite. Updates includes newer triple-pane windows, two Amana high-efficiency furnaces (2012) and new roof (2014). Conveniently close to schools, U of A bus service, SW Rec Centre, shopping, and Anthony Henday Drive. Enjoy peaceful evenings surrounded by nature.

Built in 1985

Essential Information

MLS® #	E4450900
Price	\$1,245,300
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	3,618
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	470 Rooney Crescent
Area	Edmonton
Subdivision	Rhatigan Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1C8

Amenities

Amenities	Air Conditioner, Skylight, Vaulted Ceiling, Vinyl Windows
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Landscaped, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Private Setting, Ravine View, River Valley View, Schools, Shopping Nearby, Sloping Lot, Treed Lot
Roof	Cedar Shakes
Construction	Wood, Brick, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 1st, 2025

Days on Market 20

Zoning Zone 14

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 21st, 2025 at 2:32am MDT