

\$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	18
Zoning	Zone 14

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