

## \$774,900 - 631 Revell Wynd, Edmonton

MLS® #E4453345

**\$774,900**

3 Bedroom, 3.00 Bathroom, 1,755 sqft

Single Family on 0.00 Acres

Rhatigan Ridge, Edmonton, AB

10/10! Immaculate and rare 1,754 sq ft freestanding bungalow in the exclusive BRASS III 18+ community of DISCOVERY HEIGHTS of only 25 homes! This beautifully maintained home sits on a massive pie-shaped lot and features gleaming hardwood floors, a bright and spacious den off the stunning foyer, and a huge living room with fireplace and skylights. The massive kitchen offers ample cabinetry, top of the line appliances, new countertops & backsplash. The spacious primary bedroom includes a luxurious ensuite with walk-in bathtub, double sinks, and separate shower. A second bedroom and full bath complete the main level. Patio doors lead to an expansive deck and private backyard oasis. The fully finished basement offers a huge family room, wet bar, bedroom, den, bathroom with steam shower, and abundant storage. Additional features include a heated double attached garage with epoxy floors, central A/C. The complex has a monthly fee of \$150 for lawn care and snow removal.

Built in 1991

### Essential Information

MLS® # E4453345

Price \$774,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,755                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 631 Revell Wynd |
| Area        | Edmonton        |
| Subdivision | Rhatigan Ridge  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6R 2H9         |

### Amenities

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                              |
| Parking        | Double Garage Attached, Front Drive Access, Insulated                                                          |

### Interior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                         |
| Fireplaces        | Stone Facing                                                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                                              |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                    |
| Exterior Features | Cul-De-Sac, Landscaped, No Back Lane, No Through Road, Public Swimming Pool, Public Transportation, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 14           |
| HOA Fees       | 150               |
| HOA Fees Freq. | Monthly           |

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Listing information last updated on August 24th, 2025 at 9:17pm MDT