

## \$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	1
Zoning	Zone 14
HOA Fees	150
HOA Fees Freq.	Monthly

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Listing information last updated on August 17th, 2025 at 11:17am MDT