

## \$650,000 - 14721 45 Avenue, Edmonton

MLS® #E4440509

**\$650,000**

5 Bedroom, 3.50 Bathroom, 2,347 sqft

Single Family on 0.00 Acres

Ramsay Heights, Edmonton, AB

Welcome to this spacious & well-maintained family home in the highly sought-after community of Ramsey Heights—perfectly positioned next to the river valley & within walking distance to several top-rated schools. Designed with family living in mind, this home offers 5 bedrooms upstairs plus a bonus room, providing plenty of space for everyone. The main floor features a formal living & dining room at the front of the home—ideal for entertaining—while the kitchen, breakfast nook, & cozy family room overlook the beautiful, private south-facing backyard. Step outside onto the newer deck, where you can relax and enjoy sunny afternoons in your spacious, treed yard. Fully finished basement adds even more living space, perfect for a rec room, home gym, or additional guest area. Pride of ownership is evident throughout this warm & inviting home, nestled in one of Edmonton's most established central neighborhoods. Minutes to all major commutes, and a quick drive to University of Alberta, as well as downtown!

Built in 1981

### Essential Information

MLS® # E4440509

Price \$650,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,347                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14721 45 Avenue |
| Area        | Edmonton        |
| Subdivision | Ramsay Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 5R4         |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Deck, No Smoking Home, Parking-Extra |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Attached               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Brander Gardens School |
| Middle     | Riverbend Junior High  |
| High       | Strathcona School      |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 14        |

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Listing information last updated on June 17th, 2025 at 2:17am MDT