

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

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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
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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	15
Zoning	Zone 14

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