

# **\$829,900 - 14714 46 Avenue, Edmonton**

MLS® #E4428496

**\$829,900**

6 Bedroom, 4.50 Bathroom, 3,286 sqft

Single Family on 0.00 Acres

Ramsay Heights, Edmonton, AB

ONE OF A KIND perfectly maintained home in Ramsay Heights!! This home is a lovely family home exuding warmth and comfort. Insulated triple garage with 30 foot RV parking on the stamped concrete driveway. 6 bedrooms on the second level and a bonus room, roughed in laundry room and THREE 4 piece bathrooms (one the primary ensuite). Updated windows and doors. Main level - Living room with a bay window overlooking the front yard. Large dining room. Kitchen is updated with maple cabinets, stainless appliances and large island with eating bar. Cozy family room with wood burning fireplace (with gas log lighter). Main floor laundry room. Front and back staircases! Partial finished basement ready for your dreams - with a finished 4 piece bathroom, cold room and storage in the utility room. Large lot with beautiful landscaping, composite deck, vegetable garden and a storage shed. Walkable to schools, shopping and close to the Terwillegar dog park and the rec center. Safe family friendly neighbourhood.

Built in 1981

## **Essential Information**

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Price \$829,900

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,286                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14714 46 Avenue |
| Area        | Edmonton        |
| Subdivision | Ramsay Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 5M7         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, Fire Pit, Vinyl Windows |
| Parking Spaces | 3   |
| Parking        | Triple Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed            April 1st, 2025

Days on Market      32

Zoning                Zone 14

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Listing information last updated on May 3rd, 2025 at 11:32am MDT