

## \$535,000 - 14714 45 Avenue, Edmonton

MLS® #E4447631

**\$535,000**

3 Bedroom, 3.00 Bathroom, 1,395 sqft

Single Family on 0.00 Acres

Ramsay Heights, Edmonton, AB

Beautiful Bungalow for sale in Ramsay Heights. Upgrades through out the home including windows, custom front door, extensive landscaping plus deck and a lovely upgraded Kitchen. 3 bedroom, 3 bath home with 2 bedrooms up and 1 down; basement is partially finished and massive. Back yard is your own private oasis with perennial flowers through out the yard and a massive wrap around deck that invites you outside all summer long. This home has been loved by its previous owner for decades and its time for its next owner to fall in love with it too. Priced right for today's market; this is one of the most attractive bungalow you will find in all of Riverbend for its price.

Built in 1979

### Essential Information

MLS® #	E4447631
Price	\$535,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,395
Acres	0.00
Year Built	1979
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14714 45 Avenue
Area	Edmonton
Subdivision	Ramsay Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5M5

### Amenities

Amenities	On Street Parking, No Smoking Home, Patio, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Private Setting, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 13th, 2025
Days on Market	2

## Zoning

## Zone 14

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Listing information last updated on July 14th, 2025 at 11:02pm MDT