

## \$799,000 - 14714 46 Avenue, Edmonton

MLS® #E4428496

**\$799,000**

6 Bedroom, 4.50 Bathroom, 3,286 sqft

Single Family on 0.00 Acres

Ramsay Heights, Edmonton, AB

**MOTIVATED SELLER! ONE OF A KIND 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

MLS® # E4428496

Price \$799,000



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	72
Zoning	Zone 14

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 13th, 2025 at 12:17am MDT