

Courtesy Of Janice M Fuller Of Real Broker

# **\$339,900 - 14709 51 Avenue, Edmonton**

MLS® #E4432440

**\$339,900**

3 Bedroom, 1.50 Bathroom, 1,295 sqft

Condo / Townhouse on 0.00 Acres

Ramsay Heights, Edmonton, AB

Welcome to this beautifully renovated townhouse in the heart of Riverbend, tucked into the quiet and rarely available community of The Rivershire. With close to 1300 sqft of thoughtfully updated living space, this home blends comfort, style, and everyday ease. The main floor features a sun-filled living room with classic brick fireplace, a stunning kitchen complete with quartz counters, an oversized island, and all-new stainless steel appliances. A spacious laundry room and powder room add convenience on the main level, while a private patio extends your living space outdoors. Upstairs, youâ€™ll find a generous primary suite, two additional bedrooms, and a fully updated large bathroom. The oversized double attached garage offers plenty of room for parking and storage. Surrounded by River Valley trails, close to Snow Valley Ski Hill and just minutes from Whitemud, UofA, and everyday amenities-this is a lifestyle worth coming home to. Fireplace sold as-is. Immediate possession available. NO SIGN ON PROPERTY

Built in 1975

## **Essential Information**

MLS® # E4432440

Price \$339,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,295             |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14709 51 Avenue |
| Area        | Edmonton        |
| Subdivision | Ramsay Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 5E6         |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Closet Organizers, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking |
| Parking   | Double Garage Attached   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Brick Facing  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Partial, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Fenced, Landscaped, Level Land, Low Maintenance Landscape, |

Park/Reserve, Paved Lane, Public Transportation, Schools, Shopping  
Nearby, Ski Hill Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 14          |
| Condo Fee      | \$465            |

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Listing information last updated on April 30th, 2025 at 10:02pm MDT