

\$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 | 5 |

Zoning

Zone 14

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Listing information last updated on July 18th, 2025 at 4:48pm MDT