

## \$779,000 - 14714 46 Avenue, Edmonton

MLS® #E4443060

**\$779,000**

6 Bedroom, 4.50 Bathroom, 3,286 sqft

Single Family on 0.00 Acres

Ramsay Heights, Edmonton, AB

Over 4200 square feet of living space at a value price in Ramsay Heights! You won't believe the room in this home. In need of a private home office? Big family? Lot's of hobby space? This home has it all and an insulated triple car garage, large lot, vegetable garden, storage shed. Park your 30 ft RV on the stamped concrete driveway all summer long. Meticulously cared for and many updates. Updated windows and doors. Maple kitchen cabinets with stainless appliances, undercabinet lighting, large island. Patio doors out to deck with composite planks. Dining room perfect for large dinner parties with an adjacent living room with bay window. Family room is cozy with fireplace and shelves for your books and collectables. Upstairs SIX bedrooms, 3 full bathrooms including a 4 piece primary ensuite. Main floor laundry room. Front and back staircases! Walkable to schools, shopping and close to the Terwillegar dog park and the rec center. Safe family friendly neighbourhood. Motivated seller.

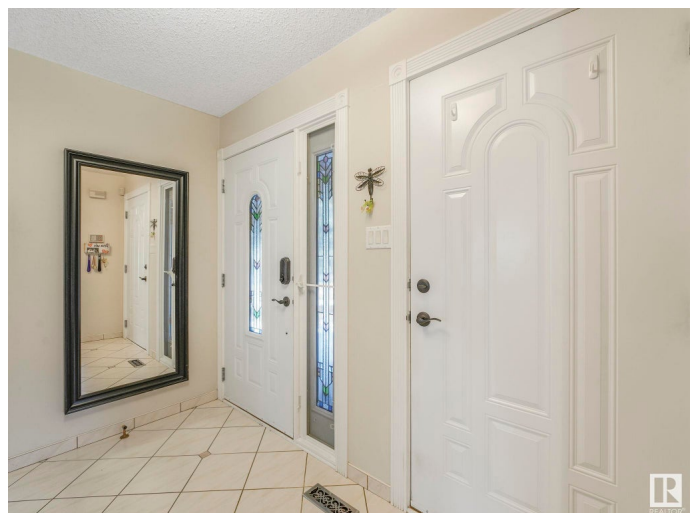
Built in 1981

### Essential Information

MLS® # E4443060

Price \$779,000

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 | 6   |
| 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   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, |

Public Transportation, Schools, Shopping Nearby

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 14         |

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Listing information last updated on June 26th, 2025 at 8:18am MDT