

## **\$189,000 - 312 14811 51 Avenue, Edmonton**

MLS® #E4434179

**\$189,000**

2 Bedroom, 1.00 Bathroom, 948 sqft

Condo / Townhouse on 0.00 Acres

Ramsay Heights, Edmonton, AB

Welcome to this TOP FLOOR, UPGRADED 947Sq.Ft 2-Bedroom, 1-Full Bath SOUTH FACING Condo with One #62 ENERGIZED PARKING STALL located on the side entrance door of the building of "RIVERBEND VILLAGE" in Ramsay Heights of Riverbend. Upon entry to this large open foyer of the tiled entrance with a large Laundry/Storage Room and an Upgraded Kitchen with GRANITE COUNTER TOPS, Newer Cabinets, Double Sink & 5-S/S Appliance w/a LAMINATE FLOORING In the large Dining Room for 6+Guests & a good sized Living Room w/a NON-FUNCTIONAL FIREPLACE & a Patio Door onto your SOUTH FACING BALCONY that has a SATELITE TV DISH Mounted on the railing. There are 2 Good Sized Bedrooms w/another Newer PATIO DOOR in the 2nd Bedroom. The Primary Bedroom is located right next to the UPGRADED Full 4pc Bathroom w/a GRANITE COUNTER TOP & Newer Toilet & Sink.. This is a great clean & quiet building with DIRECT ACCESS TO WHITEMUD DRIVE, & ETS TO BOTH UofA & SOUTHGATE MALL! Plus walking distance to K-9 SCHOOLS & SHOPS!

Built in 1977

### **Essential Information**

MLS® #

E4434179



|                |                        |
|----------------|------------------------|
| Price          | \$189,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 948                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 312 14811 51 Avenue |
| Area        | Edmonton            |
| Subdivision | Ramsay Heights      |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6H 5G4             |

### Amenities

|                |                                                                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Security Door, Storage-In-Suite, Television Connection, Vinyl Windows |
| Parking Spaces | 1                                                                                                                                                                                                     |
| Parking        | Front Drive Access, Stall, See Remarks                                                                                                                                                                |

### Interior

|              |                                                                                                                           |
|--------------|---------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Satellite TV Dish, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas                                                                                         |
| Fireplace    | Yes                                                                                                                       |
| Fireplaces   | See Remarks                                                                                                               |
| # of Stories | 3                                                                                                                         |
| Stories      | 1                                                                                                                         |
| Has Basement | Yes                                                                                                                       |
| Basement     | None, Unfinished                                                                                                          |

### Exterior

|                   |                                                                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                                                                                                                           |
| Exterior Features | Airport Nearby, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, View City |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                      |
| Construction      | Wood, Brick                                                                                                                                                                                                                           |
| Foundation        | Slab                                                                                                                                                                                                                                  |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | BRANDER G!    |
| Middle     | RIVERBEND JH! |
| High       | L.OSBORNE!    |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 9             |
| Zoning         | Zone 14       |
| Condo Fee      | \$525         |

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Listing information last updated on May 11th, 2025 at 5:02pm MDT