

## \$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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