

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, you'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	8
Zoning	Zone 14
Condo Fee	\$465

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