

Courtesy Of Janeen Tinker Of Real Broker

## \$889,000 - 15140 49 Avenue, Edmonton

MLS® #E4435378

**\$889,000**

4 Bedroom, 3.50 Bathroom, 2,632 sqft

Single Family on 0.00 Acres

Ramsay Heights, Edmonton, AB

Fully renovated in the coveted community of Ramsay Heights, this stunning home is tucked away in a quiet cul-de-sac on a massive lot. Inside, you'll find hardwood floors, a beautifully remodeled classic kitchen with access to the large deck - perfect for entertaining, a huge walk-in pantry, and a cozy gas fireplace in the living room that flows into a charming four-season sunroom—ideal for an extra dining area, home office, art studio, or a quiet reading retreat. Upstairs boasts 3 bedrooms, including a large primary with spa-inspired ensuite, plus a 4 piece bathroom and an office. You'll find the 4th bedroom in the fully finished basement. Thoughtfully designed details abound: vaulted ceilings, skylights, shiplap, custom shelving & barn doors add warmth and character throughout the home. Located just a short stroll from the iconic River Valley trail system (Fort Edmonton Park etc within walking distance), top-rated schools, and all amenities—this home blends timeless charm with everyday convenience.

Built in 1983

### Essential Information

MLS® # E4435378

Price \$889,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,632                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15140 49 Avenue |
| Area        | Edmonton        |
| Subdivision | Ramsay Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 5M8         |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, Fire Pit, Skylight, See Remarks |
| Parking   | Double Garage Attached                |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                    |
| Fireplaces        | Brick Facing                                                                                                                                           |
| Stories           | 3                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                         |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                     |
| Exterior Features | Cul-De-Sac, Fenced, Playground Nearby, Schools, Shopping Nearby, |

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

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 14       |

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Listing information last updated on May 9th, 2025 at 6:32pm MDT