

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, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, 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	7
Zoning	Zone 14

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