

# \$535,000 - 14714 45 Avenue, Edmonton

MLS® #E4447631

**\$535,000**

3 Bedroom, 3.00 Bathroom, 1,395 sqft  
Single Family on 0.00 Acres

Ramsay Heights, Edmonton, AB

Beautiful Bungalow for sale in Ramsay Heights. Upgrades through out the home including windows, custom front door, extensive landscaping plus deck and a lovely upgraded Kitchen. 3 bedroom, 3 bath home with 2 bedrooms up and 1 down; basement is partially finished and massive. Back yard is your own private oasis with perennial flowers through out the yard and a massive wrap around deck that invites you outside all summer long. This home has been loved by its previous owner for decades and its time for its next owner to fall in love with it too. Priced right for today's market; this is one of the most attractive bungalow you will find in all of Riverbend for its price.

Built in 1979

## Essential Information

MLS® #	E4447631
Price	\$535,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,395
Acres	0.00
Year Built	1979
Type	Single Family



Sub-Type Detached Single Family  
Style Bungalow  
Status Active

### Community Information

Address 14714 45 Avenue  
Area Edmonton  
Subdivision Ramsay Heights  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6H 5M5

### Amenities

Amenities On Street Parking, No Smoking Home, Patio, Vinyl Windows  
Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer  
Heating Forced Air-2, Natural Gas  
Fireplace Yes  
Fireplaces Mantel  
Stories 1  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Wood, Brick, Metal  
Exterior Features Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Private Setting, Schools  
Roof Asphalt Shingles  
Construction Wood, Brick, Metal  
Foundation Concrete Perimeter

### Additional Information

Date Listed July 13th, 2025  
Days on Market 3

## Zoning

## Zone 14

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Listing information last updated on July 16th, 2025 at 4:47am MDT