

## \$1,095,000 - 14717 48 Avenue, Edmonton

MLS® #E4447162

**\$1,095,000**

5 Bedroom, 4.00 Bathroom, 3,151 sqft

Single Family on 0.00 Acres

Ramsay Heights, Edmonton, AB

This 3150 sq ft AIR CONDITIONED luxury home sits on a beautiful landscaped lot in the quiet & desirable community of Ramsay Heights. The breathtaking grand foyer welcomes you with a 2 storey vaulted ceiling with skylights that bath the entrance with natural light. The gourmet kitchen has loads of warm & modern cabinets, quartz counters & new black stainless appliances. A stylish wet bar is next to the great room with a wood burning fireplace and looks out to the perfectly manicured back yard. A huge formal dining room, guest bedroom, full bath & mud/laundry room complete the main. The master bedroom is enormous with its own rooftop veranda. The walk-in closet & incredible 5 pc ensuite with full glass shower & free standing tub are exquisite. 2 large bedrooms, another stunning 5 pc bath & a loft that looks over the whole home finish the upper. The basement has a 5th bedroom, wet bar, massive living room & full bath with a working sauna. New roof (2024), exterior LED Xmas lights (2025), Irrigation system.

Built in 1981

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4447162    |
| Price    | \$1,095,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 3,151                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14717 48 Avenue |
| Area        | Edmonton        |
| Subdivision | Ramsay Heights  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 5N1         |

### Amenities

|                |                                                                                                                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Hot Water Instant, Hot Water Tankless, No Smoking Home, Sauna; Swirlpool; Steam, Sprinkler Sys-Underground, Vaulted Ceiling, Wet Bar, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 5                                                                                                                                                                                                                        |
| Parking        | Double Garage Attached                                                                                                                                                                                                   |

### Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-2, Natural Gas                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                     |
| Fireplaces        | Masonry                                                                                                                                                 |
| Stories           | 3                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                          |

### Exterior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                     |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                                                       |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                                                     |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Brander Gardens        |
| Middle     | Riverbend              |
| High       | Harry Ainlay Composite |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 14         |

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Listing information last updated on August 3rd, 2025 at 9:17am MDT